

Aldreds
Estate Agents



Sunbeach Holiday Village, California Road,
California, Great Yarmouth, Norfolk, NR29 3QL

£39,999

Situated on a popular quiet coastal village site Aldreds are pleased to offer this immaculately presented semi detached holiday chalet which is being just a short walk to the local beach and is offered equipped with contents.

The current owner has finished the chalet to a very high standard and the accommodation comprises of a living room, kitchen with appliances, two bedrooms, bathroom.

Outside there is a south facing terrace, communal gardens and nearby parking. The property also has the benefit of double glazed windows and would offer a superb investment which has been run as a successful holiday let with LOW SITE FEES (paid 2022) and sold fully equipped with contents.

Living Room 11' 9" x 11' 5" (3.58m x 3.48m)

Double glazed window to front aspect, part double glazed pvc entrance door, wood effect Karndean flooring, leather sofa and armchair, table and chairs, wall mounted tv and plasma style electric fire, open access to:

Kitchen 8' 2" x 5' 5" (2.50m x 1.64m)

Fitted with wood effect wall and matching base units with polished finish roll top work surface over, integrated electric oven, ceramic hob and extractor hood over, recess with fridge, microwave, washing machine, single drainer stainless steel sink unit with mixer taps, wood effect Karndean flooring, built in airing cupboard housing the copper hot water cylinder.

Bedroom 1 8' 0" x 7' 5" (2.45m x 2.26m)

Plus built in wardrobe recess, double bed, bedside cabinet, double glazed window to front aspect.

Bedroom 2 8' 1" x 7' 4" (2.46m x 2.23m)

Plus built in wardrobe recess, bunk beds, bedside cabinet, double glazed window to rear aspect.

Inner Lobby

Cloaks storage space and doors off to:

Bathroom

White suite comprising panel bath with electric shower over, pedestal wash basin, low level wc, tiled walls, frosted double glazed window to rear aspect.





Outside

Part covered terrace and suntrap south facing patio area, communal gardens and onsite parking.

Tenure

Leasehold 60 years from 1996

Site fees for 2022 = £974.55 including VAT

Open March - October

Dogs allowed if kept on a lead.

Council Tax

Great Yarmouth Borough Council - Band 'A' (10% reduction applies for holiday use).

AGENTS NOTE

The vendor requires a £1000 non-refundable reservation fee (refundable only if the vendor withdraws from the sale).



Location

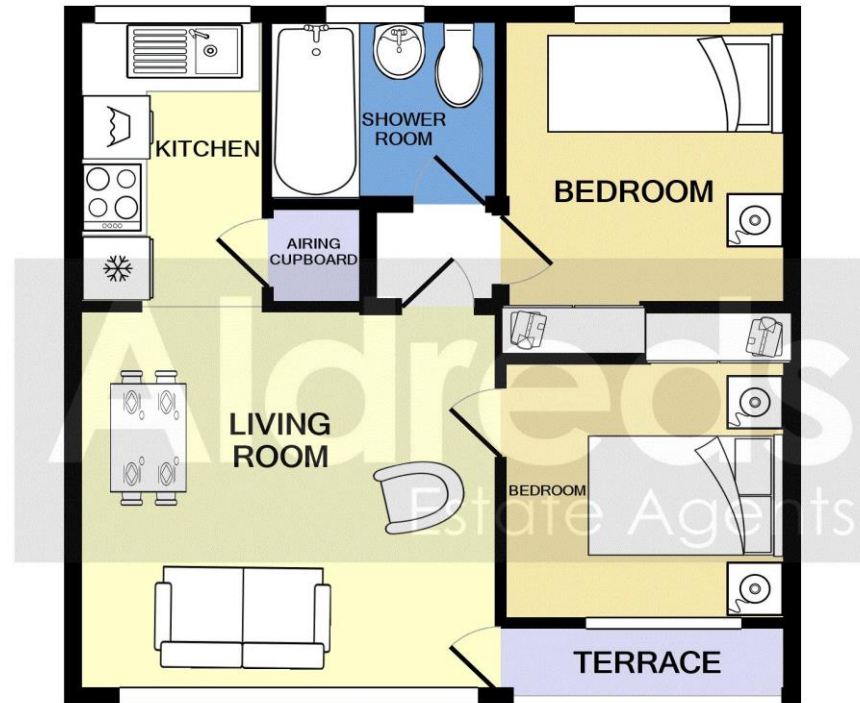
California is adjacent to Scratby. Scratby is a coastal village approximately 5 miles north of Great Yarmouth. It has a Sandy beach backed by cliffs * Garden centre with general provisions store * First, Middle and High Schools are available in neighbouring village of Caister on Sea. Local bus services operate between the coastal villages and Great Yarmouth.

Directions

From Yarmouth proceed North along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout onto the single carriageway of the Caister Bypass, at the Grange Hotel roundabout take the second exit and follow the Coast Road to the East Coast Family Restaurant, turn right into California Road, continue for approximately one third of a mile, continue past the California Sands Estate, take the next turning left into Sunbeach Holiday Village, follow the site road to the car park at the end of that road. The chalet will be on your left when driving into the car park and there will be a small stone path leading you away from the car park which will take you directly past the chalet on your right.

EPC Rating - G (20)

Ref: Y11356/01/22



TOTAL APPROX. FLOOR AREA 35.1 SQ.M. (377 SQ.FT.)

Measurements are approximate. Not to scale. Illustrative purposes only
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