



## 112 Sunbeach California Road

California, Great Yarmouth, NR29 3QN

£23,000



Aldreds are pleased to offer this end terraced, holiday chalet which would benefit from some further cosmetic refurbishment. The chalet is on a popular coastal village site with nearby amenities and located a short walk to the beach. The accommodation comprises of a living room, kitchenette, two bedrooms and bathroom. The chalet benefits from a small patio terrace, communal gardens and double glazed windows. An early viewing is recommended.



### Living Room 11'9" x 11'5" (3.59 x 3.49)

Part double glazed pvc entrance door, double glazed window to front aspect, fitted carpet, wall mounted electric heater, fuse board and meter, tv point, open access to:

### Kitchenette 8'2" x 5'4" (2.49 x 1.63)

Fitted with wall and base units with work surface over, electric cooker, single drainer stainless steel sink, part tiled walls, double glazed window to rear aspect, built in airing cupboard housing the copper hot water cylinder.

### Bedroom 1 8'1" x 8'0" (2.47 x 2.46)

Plus double wardrobe cupboard, double glazed window to front aspect.

### Inner Lobby

Doors leading off to:

### Bedroom 2 8'1" x 7'4" (2.47 x 2.25)

Plus double wardrobe cupboard,, double glazed window to rear aspect.

### Bathroom

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

### Outside

To the front of the chalet is a small covered terrace and beyond communal lawned grounds with nearby car parking.

### Agents Note

Photos were taken before the property was cleared and are for indicative purposes only

### Tenure

Leasehold.

60 years from 01.11.1996

Site fees for 2023 = £1820 Plus VAT

Site open March to October

Dogs allowed if kept on a lead.

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Location

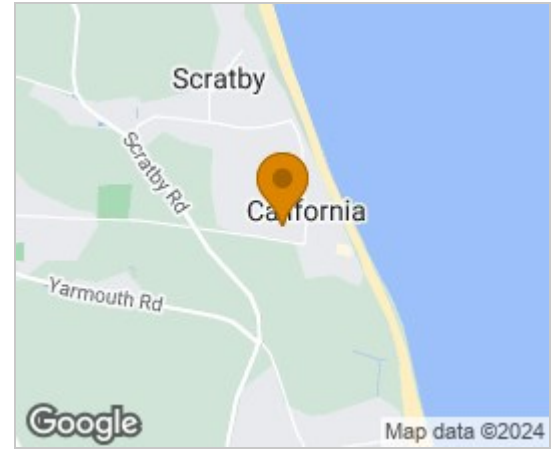
California and Scratby are coastal villages approximately 5 miles north of Great Yarmouth. With sandy beaches backed by cliffs \* Garden centre with general provisions store \* First, Middle and High Schools are available in neighbouring village of Caister on Sea. Local bus services operate between the coastal villages and Great Yarmouth. California owes its name to the discovery of 16th century gold coins on the beach in 1848 at the same time as the Californian 'gold rush' was taking place in America. These lovely, quieter villages are great holiday spots bordering the sea, and ideal touring bases for Great Yarmouth, the Norfolk Broads and surrounding countryside.

### Directions

Leave Yarmouth heading north along the A149 Caister Road, continue past the Yarmouth Stadium at the roundabout turn left onto the Caister Bypass at the next roundabout continue over into Jack Chase Way, at the Grange Hotel roundabout, take the second exit into Scratby Road, turn right just past the East Coast Family Restaurant into California Road, turn left into the Sunbeach Holiday Village and after a short distance turn left by the reception building and follow the road around to the right where the chalet can be found on the right hand side.

Ref: Y11886/10/23/CF

## Area Map



## Floor Plans



### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with Aldreds on the issue of availability prior to traveling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 372141. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA