

**Aldreds**  
Estate Agents



244 California Sands Estate, California Road,  
California, Great Yarmouth, NR29 3QN

Offers In The Region Of £42,000





## 244 California Sands Estate

**\*FREEHOLD\*** Situated on a popular coastal village site Aldreds are pleased to offer this immaculately presented bespoke mid terraced holiday chalet which is being offered equipped with contents. The current owner has successfully run the chalet as a holiday let offering a high standard of presentation and very individual interior with accommodation comprising of an open plan living room/kitchen with appliances, two bedrooms and a shower room. Outside there is a small terrace, communal gardens and nearby parking. There is also unlimited use of the indoor swimming pool. The property has the benefit of double glazed windows and an early viewing is strongly recommended.

### Open Plan Living Room/Kitchen

19'7" x 11'7" (5.99 x 3.54)

Part double glazed pvc entrance door, double glazed window to front aspect, attractive wood effect flooring, wall mounted tv with pull out single bed below, kitchen area fitted with white gloss base units with wood block effect worksurface over, under surface hot water heater and water softener, white sink with fountain mixer tap, built in electric oven and four ring ceramic hob, glazed display cabinet, kidney shaped solid wood breakfast bar, part tiled walls, double glazed window to rear aspect, additional built in storage and doors leading to:

### Bedroom 1

11'9" x 8'0" (3.59 x 2.44)

With bespoke central fitted bed and storage cupboards/wardrobe space, double glazed window to front aspect.

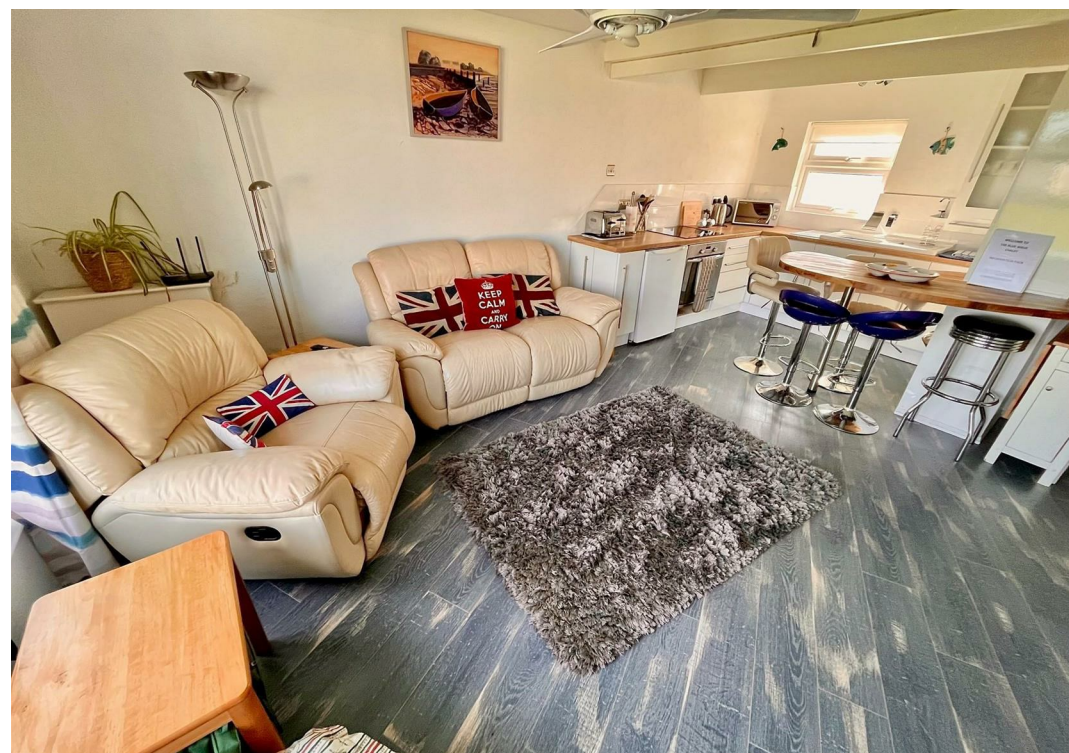
### Bedroom 2

5'7" x 5'7" (1.71 x 1.72)

With hand made bunk beds and wardrobe cupboards, tv point.

### Shower Room

Large tiled shower cubicle with electric shower, space saving vanity unit with wash basin, low level wc, tiled flooring, frosted double glazed window to rear aspect, double glazed door to rear aspect.







### Outside

To the front of the chalet is a paved terrace beyond which are the communal lawned gardens. The chalet also has car parking nearby.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

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

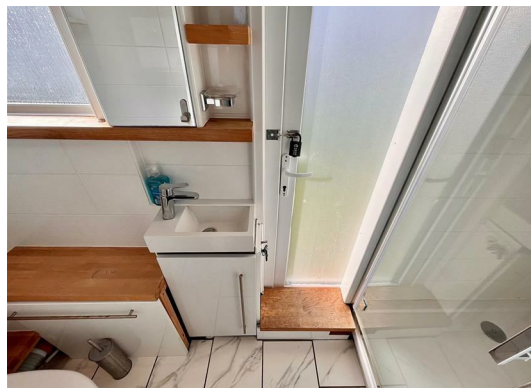
### Location

California, 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.

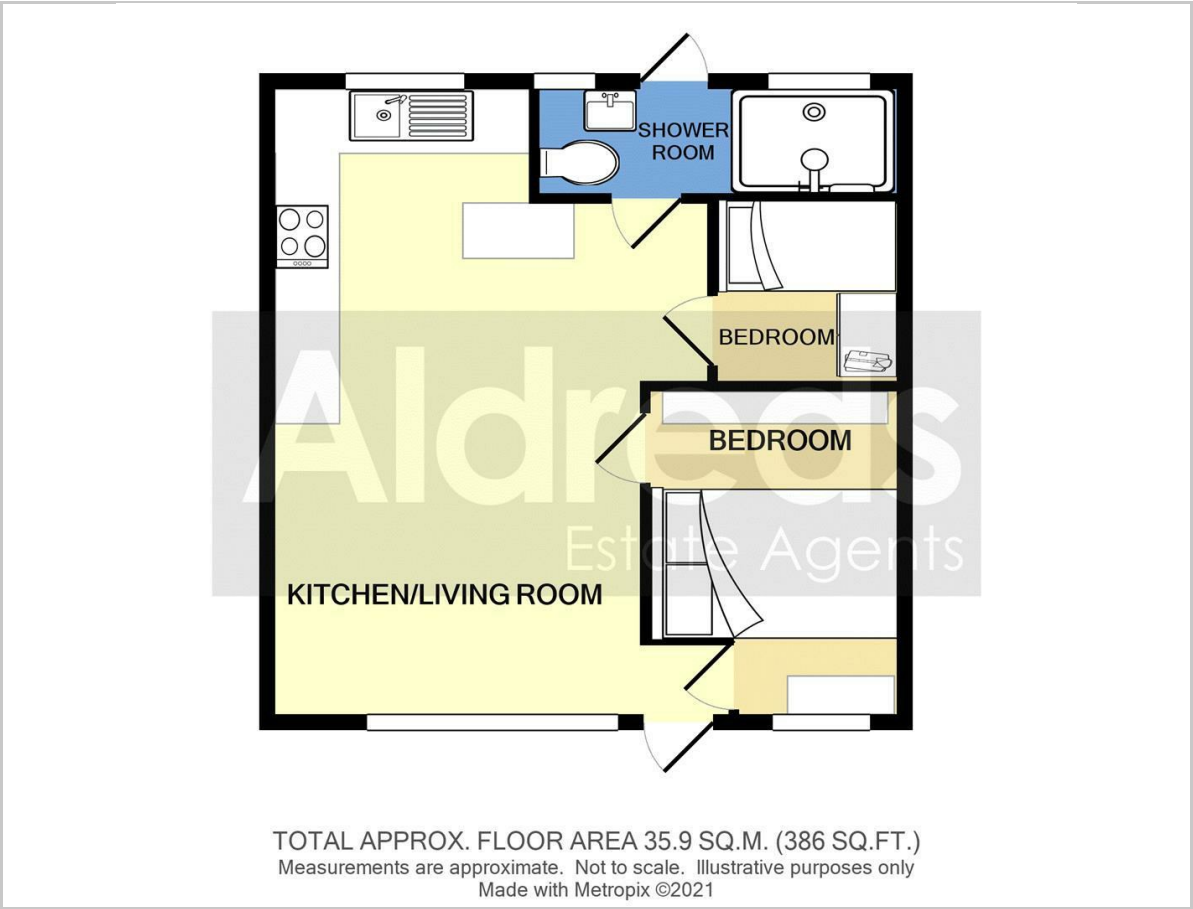
### Directions

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, just past the East Coast Family Restaurant, turn right into California Road, continue for approximately one third of a mile, turn first left in to the California Sands chalet site. After a short distance turn first left and the chalet can be found straight ahead at the bottom of the car park.

Ref: Y11909/10/23/CF



Floor Plan



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

