

Aldreds
Estate Agents



154 Sunbeach California Road

California, Great Yarmouth, NR29 3QN

£47,500



154 Sunbeach California

Aldreds are pleased to offer this comprehensively renovated, end terraced luxury holiday chalet offered with stunning presentation and furnished to a high standard. The chalet offers an open plan kitchen/living room with built in appliances, two bedrooms with wardrobe storage and built in dressing tables, quality fitted shower room. The chalet also benefits from double glazed windows and faces a southerly direction. An early viewing is strongly recommended.

Open Plan Kitchen/Living Room

Living Room Area

Quality grey limed wood finish laminate flooring, part double glazed pvc entrance door, double glazed window to front aspect with fitted blinds, wall mount tv point and tv, plasma style wall mount electric fire, corner sofa, table and chairs, recessed spot lights, doors leading off and open access to:

Kitchen Area

Re-fitted with a quality white gloss handle less kitchen with wall and matching base units with wood effect work surface over, built in electric oven, ceramic hob and stainless steel extractor hood, single drainer stainless steel sink unit with cupboard housing the hot water heater, metro tiling to walls, quality grey limed wood finish laminate flooring, recess with fridge, double glazed window to rear aspect with fitted blinds.

Bedroom 1

8'0" x 7'4" (2.46 x 2.26)

Plus bespoke wardrobe storage and adjacent dressing table with mirror panel, double bed with bedside shelving and sockets with USB ports, recessed spot lights, quality grey limed wood finish laminate flooring, double glazed window to front aspect, wall mount tv point and tv, electric heater.

Bedroom 2

8'0" x 7'4" (2.46 x 2.26)

Plus bespoke wardrobe storage and adjacent dressing table with mirror panel, two single beds with double socket with USB ports, recessed spot lights, quality grey limed wood finish laminate flooring, double glazed window to rear aspect, wall mount tv point and tv, electric heater.

Shower Room

Re-fitted with a quality walk in full width tiled shower cubicle with electric shower fitting, vanity unit with inset wash basin, low level wc, fully tiled walls and flooring, frosted double glazed window to rear aspect with fitted blinds.





Outside

Immediately in front of the chalet is a covered terrace facing a southerly direction beyond which are the communal lawned gardens. The chalet also has car parking nearby and is situated on the very edge of the site in a quiet spot.

Tenure

Leasehold - 57 years from 1st November 1999

Site fees for 2023/2024 (including water & sewage) - £2495 approx. Open March - October

Dog friendly

Council Tax

Great Yarmouth Borough Council - Band 'A' (10% reduction applies for holiday usage). The chalet is currently run as a business.

Services

Mains water, electric and drainage.

Location

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.

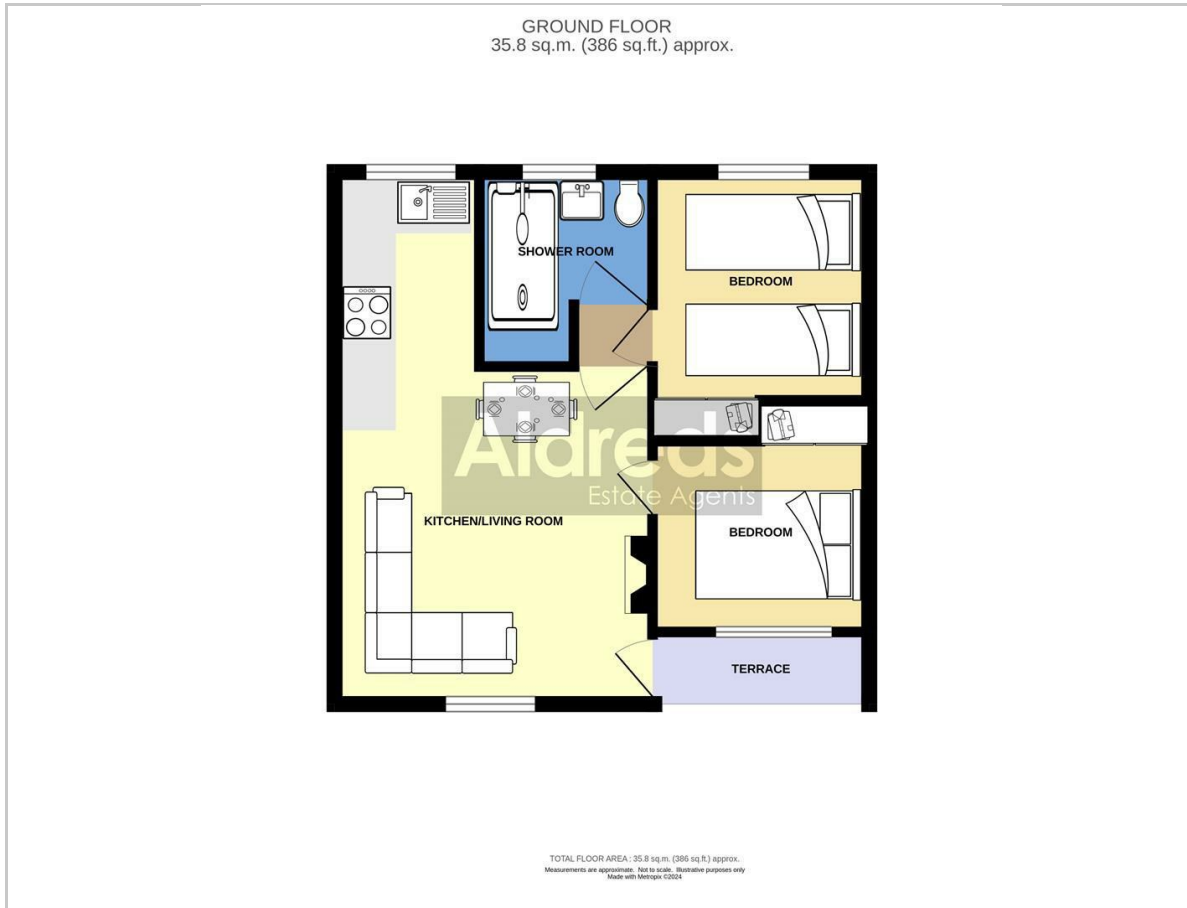
Directions

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 second left in to the Sunbeach chalet site. After a short distance bear left and follow the road down bearing left in to the first car park where the chalet can be found in the bottom left hand corner.

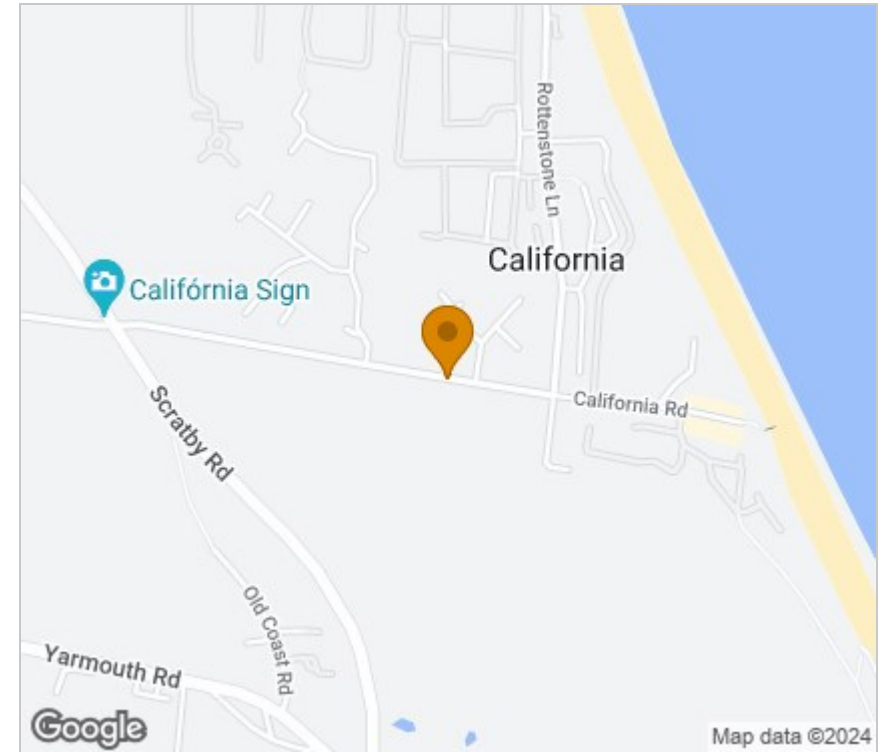
Ref: Y11968/02/24/CF



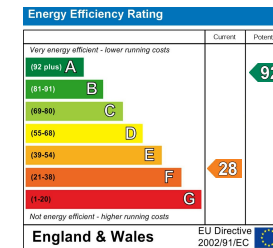
Floor Plan



Area Map



Energy Efficiency Graph



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.

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