



**Aldreds**  
Estate Agents

166, Beach Road Chalet Park Beach Road

Scratby, Great Yarmouth, NR29 3NW

Offers Over £43,000



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## 166 Beach Road Chalet Park

Aldreds are pleased to offer this superbly presented, south facing three bedroom, two storey mid terraced holiday chalet situated in this popular chalet site situated in a prime spot yards from the main site amenities. Accommodation comprises of an entrance hall, three ground floor bedrooms, ground floor cloakroom, first floor open plan living space, kitchen and bathroom. The property also benefits from double glazed windows and energy efficient Electric Radiators. This well located site offers communal lawned grounds, parking, outdoor swimming pool and childrens play area all within yards of the property. View early to avoid disappointment.

### Entrance Hall

Part double glazed pvc entrance door, stairs to first floor, fitted carpet tiles, meter cupboard, electric radiator, doors leading off to:

### Cloakroom

Low level wc with Saniflow pump system, corner basin.

### Bedroom 1

9'10" x 10'0" (3.02 x 3.06)

Double glazed window to rear aspect, fitted carpet, two single beds with storage, bedside cabinet, electric radiator.

### Bedroom 2

8'5" x 7'8" (2.57 x 2.36)

Double glazed window to front aspect, double bed with storage, bedside cabinets, fitted carpet, electric radiator.

### Bedroom 3

6'11" x 5'2" (2.11 x 1.60)

Double glazed window to rear aspect, single bed with storage, bedside cabinet, fitted carpet, electric radiator.

### First Floor

#### Open Plan Living Space

13'5" x 12'7" (4.09 x 3.86)

Including the stairwell, double glazed window to front aspect with view over the pool and play area, electric radiator, power points, tv point, fitted carpet, sofa and arm chairs, table and chairs, corner built in cupboard with open storage below, door to bathroom, open plan access to:-

#### Kitchen Area

6'9" x 5'6" (2.08 x 1.68)

Double glazed window to rear aspect, wall mounted electric hot water heater, range of fitted modern grey wall and matching base kitchen units with wood effect roll top work surfaces and tiled splashback, stainless steel sink and drainer, recesses with convection oven and fridge, microwave, table top induction hob, microwave and washing machine, wood effect flooring.





### Bathroom

White suite comprising panel bath with electric shower fitting over, aqua panelled walls. low level wc, pedestal wash basin, frosted double glazed window to rear aspect, wood effect flooring.

### Outside

The chalet sits in a nice position with a south facing aspect in well maintained communal grounds with easy access to the site car parking area, childrens play area and outdoor swimming pool. There are also close by amenities including laundry, chip shop, pub and restaurant etc

### Tenure

Leasehold.

99 years from 1st October 1972

Site fees for 2024 £1,653.19 (breakdown on request)

Site open from 1st March to 31st October

Dogs are allowed must be kept on a lead.

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

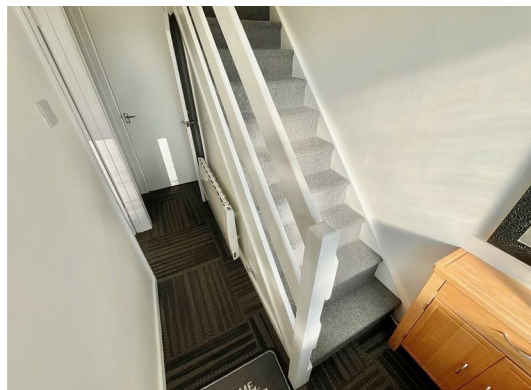
### Location

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 the Yarmouth office head north the A149 Caister Road, continue 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, Scratby Road, turn right at the Scratby Garden Centre into Beach Road, turn left into Beach Road Chalet Park where the chalet can be found almost immediately straight ahead.

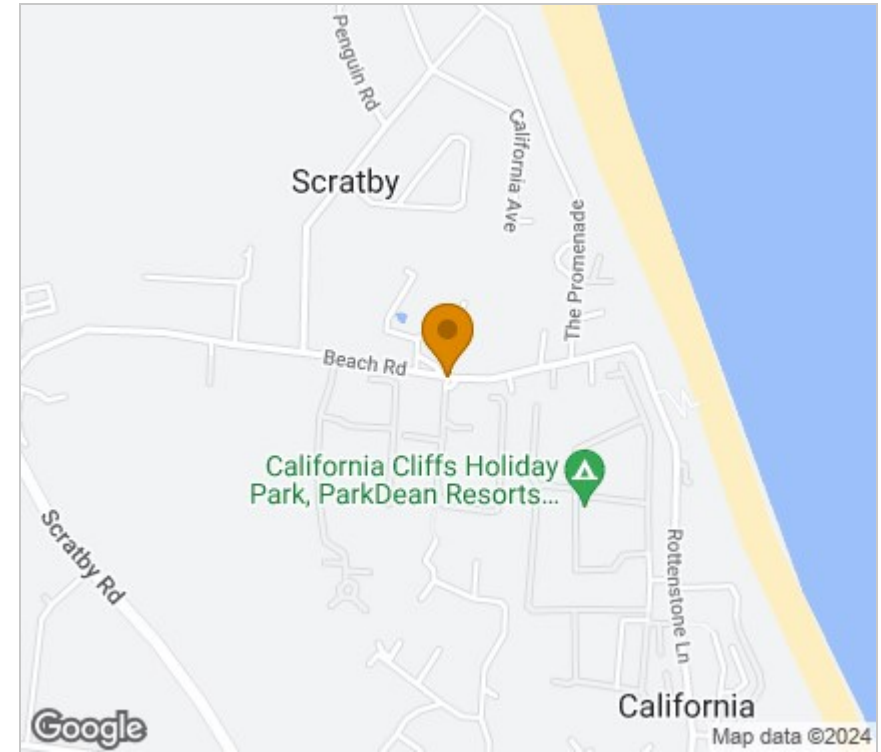
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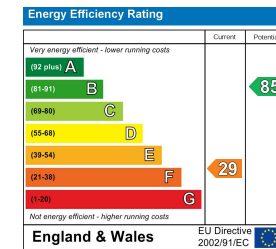
## Floor Plan



## 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.

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