



Aldreds
Estate Agents



40 Sunbeach California Road

California, Great Yarmouth, NR29 3QW

£24,000



Aldreds are pleased to offer this well presented end terraced holiday chalet 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, double glazed windows and is being offered equipped for use. 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, fuse board and meter cupboard, tv point, two leather sofas, drop leaf table and chairs, open access to:

Kitchen 8'2" x 5'4" (2.49 x 1.63)

Fitted with wood trim 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 9'2" x 8'0" (2.80 x 2.46)

Double bed, fitted carpet, bedside cabinet, double glazed window to front aspect.

Inner Lobby

Fitted carpet, doors to:

Bedroom 2 8'0" x 8'0" (2.46 x 2.46)

Two single beds, double glazed window to rear aspect, fitted carpet, bedside cabinet.

Bathroom

White suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, tiled walls, 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 adjacent car parking.

Tenure

Leasehold.

57 years from 01.11.1999

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

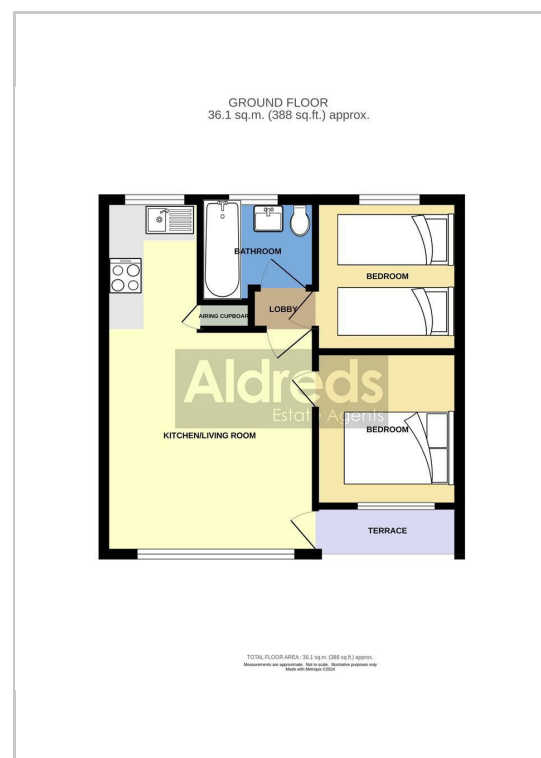
Leave Yarmouth heading north along the A149 Caister Road, continue past the Yarmouth Stadium at the roundabout turn left onto the Caister Bypass at the next roundabout continue over into Jack Chase Way, at the Grange Hotel roundabout, take the second exit into Scratby Road, turn right just past the East 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 turn in to the first right car park, where the chalet can be found in the top left hand side.

Ref: Y12001/03/24/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 travelling some distance please check with Aldreds on the issue of availability prior to travelling. 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: 03721415. 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