



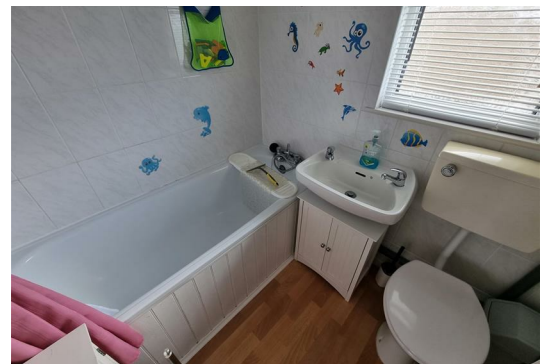
## 429 Green Farm, Beach Road

Scratby, Great Yarmouth, NR29 3NW

£38,000



A well presented DETACHED two bedroom holiday chalet sitting on Green Farm. The property has an entrance porch, lounge, kitchen, lobby, two bedrooms, bathroom. Sealed unit double glazing. Communal parking & gardens



### Entrance Porch

Door to front.

### Lounge 11'10" x 11'8" (3.61 x 3.57)

Double glazed window to front aspect.

### Kitchen 8'2" x 5'5" (2.5 x 1.67)

Base & wall units with worktops, double glazed window to rear aspect, electric hob, electric oven, stainless steel sink with drainer, cupboard.

### Lobby

### Bedroom 1 7'9" x 7'8" (2.38 x 2.34)

Built in wardrobes, window looking in to porch

### Bedroom 2 7'8" x 7'1" (2.34 x 2.17)

Built in wardrobe, double glazed window to rear aspect.

### Bathroom

Panel bath, hand basin, low level WC, part tiled walls, opaque double glazed window to rear aspect.

### Outside

Communal parking and gardens.

### Tenure

Leasehold.

99 year lease from 1st April 1973

Fees for 2023

Ground Rent - £848.81

Maintenance Charge - £2927.51

Site open 1st March – 31st October

Dogs allowed

### Services

Water, electricity, drainage

### Council Tax

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

### EPC

TBC

### 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.

### Direction

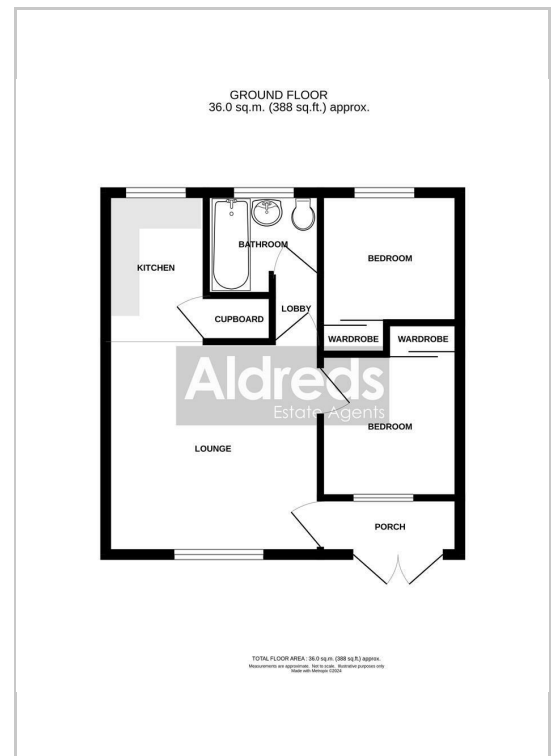
From the Yarmouth office head north along the A149 Caister road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the roundabout into Scratby Road, turn right into California Road where California Sands Estate can be found on the left hand side. Turn in to the site and follow through the site passing the swimming pool and continue round the left hand bend and the chalet can be found at the end.

Ref Y12035/04/24

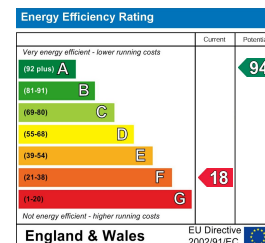
## Area Map



## Floor Plans



## Energy Efficiency Graph



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