



**Aldreds**  
Estate Agents



## 128 Beach Road Chalet Park Beach Road

Scratby, Great Yarmouth, NR29 3NW

£35,000



Aldreds are pleased to offer this extremely well presented, two bedroom, end terraced holiday chalet situated in a quiet quadrant location within this popular Scratby site. The spacious chalet offers accommodation including a re-vamped open plan lounge/kitchen to maximise space, two bedrooms and shower room. This well maintained site offers communal lawned grounds, parking, outdoor swimming pool and children's play area with the Whites Lounge Bar at the site entrance. Early internal viewing is highly recommended to appreciate this well equipped chalet.





### Lounge Area 13'11" x 11'10" (4.24 x 3.61)

Part double glazed uPVC entrance door, uPVC double glazed window to front aspect, power points, tv point, two leather sofas, tv point an tv, table and chairs, grey wood effect laminate flooring, moulded pebble fire surround with electric fire, corner storage cupboard with fuse box below, doors leading off, open plan aspect to:-

### Kitchen Area 6'0" x 5'3" (1.83 x 1.60)

Re-fitted with whit gloss base units with grey work surface over, single drainer stainless steel sink unit with mixer taps, built in electric oven and four ring hob and stainless steel splashback over, recess with fridge, under counter instant hot water heater, part tiled walls, grey wood effect laminate flooring, double glazed window to rear aspect.

### Bedroom 1 8'3" x 8'1" (2.51 x 2.46)

Including an open fronted wardrobe storage, single bed with pull out additional bed to create a double, grey wood effect laminate flooring, double glazed window to front aspect.

### Bedroom 2 8'4" x 8'0" (2.54 x 2.44 (2.53 x 2.45))

Including open fronted wardrobe storage, double bed, wood effect laminate flooring, double glazed window to rear aspect.

### Shower Room

Re-fitted with an attractive white suite with an aqua panelled shower cubicle with electric shower fitting, pedestal wash basin, low level wc, vinyl flooring, frosted double glazed window to rear aspect.

### Outside

The chalet sits in a quiet spot in this popular holiday site with a covered terrace, communal lawned grounds and parking. The site offers an outside swimming pool and is nicely located only a short distance away from Scratby beach.

### Tenure

Leasehold.

99 years from 1st October 1972

Site fees for 2023 - Approx. £1,400 annually.

Site open from 1st March to 31st October

Dogs are allowed must be kept on a lead.

### Council Tax

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

### 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

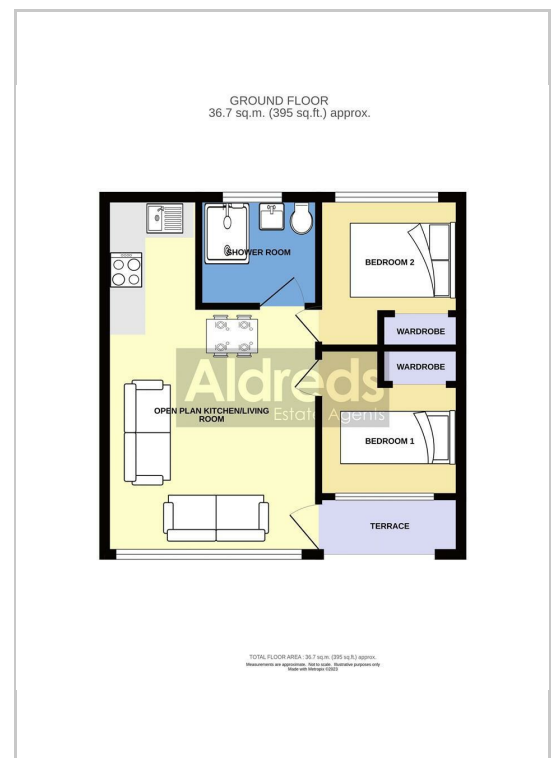
From the Yarmouth office head north on the A149 Caister Road, continue past the Yarmouth Stadium at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, at the Grange Hotel roundabout take the second exit into Scratby Road, turn right at the Scratby Garden Centre into Beach Road, turn left into Beach Road Chalet Park and after a short distance bear right and continue to the bottom of the car park where the chalet can be found straight ahead.

Ref: Y11800/07/23-CF

## Area Map



## Floor Plans



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