

Aldreds
Estate Agents



153 Sunbeach, California Road

California, Great Yarmouth, NR29 3QL

£29,950



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Aldreds are pleased to offer this nicely presented two bedroom end terraced holiday chalet sold furnished. The accommodation comprises of an open plan living area/kitchen, inner lobby, two bedrooms and bathroom. The chalet benefits from double glazed windows and a modern fitted kitchen. This popular site offers well maintained communal lawned grounds, parking and the popular on site Dutchy's Tavern bar along with being a short walk down to the beach.

Living Area

11'9" x 11'5" (3.58 x 3.48 (3.57 x 3.47))

Part double glazed pvc entrance door, double glazed window to front aspect, wood effect laminate floor, wall mounted electric heater, power points, tv point, doors leading off, archway to:-

Kitchen

8'0" x 5'4" (2.44 x 1.63 (2.45 x 1.62))

Double glazed window to rear aspect, part tiled walls, tiled floor, cupboard housing hot water cylinder with immersion heater, range of wood effect fitted kitchen units with roll top work surfaces over, stainless steel sink and drainer, recess with electric cooker and extractor.

Bedroom 1

8'0" x 8'1" (2.44 x 2.46)

Double glazed window to front aspect, power points, wall lighting, wall mounted electric heater, built in wardrobe.

Inner Lobby

Wood effect laminate floor, cloaks hooks, built in cupboard, doors leading off:-

Bedroom 2

8'0" x 7'4" (2.44 x 2.24)

Double glazed window to rear aspect, oil filled radiator, bedside light, power points, built in wardrobe.





Bathroom

Frosted double glazed window to rear aspect, part tiled walls, tiled floor, low level WC, pedestal hand wash basin, panel bath with electric shower over.

Outside

Communal lawned grounds and parking. On site facilities.

Tenure

Leasehold. 57 years from 1999. Annual service charge and ground rent for 2024 - tbc

Council Tax

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

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.

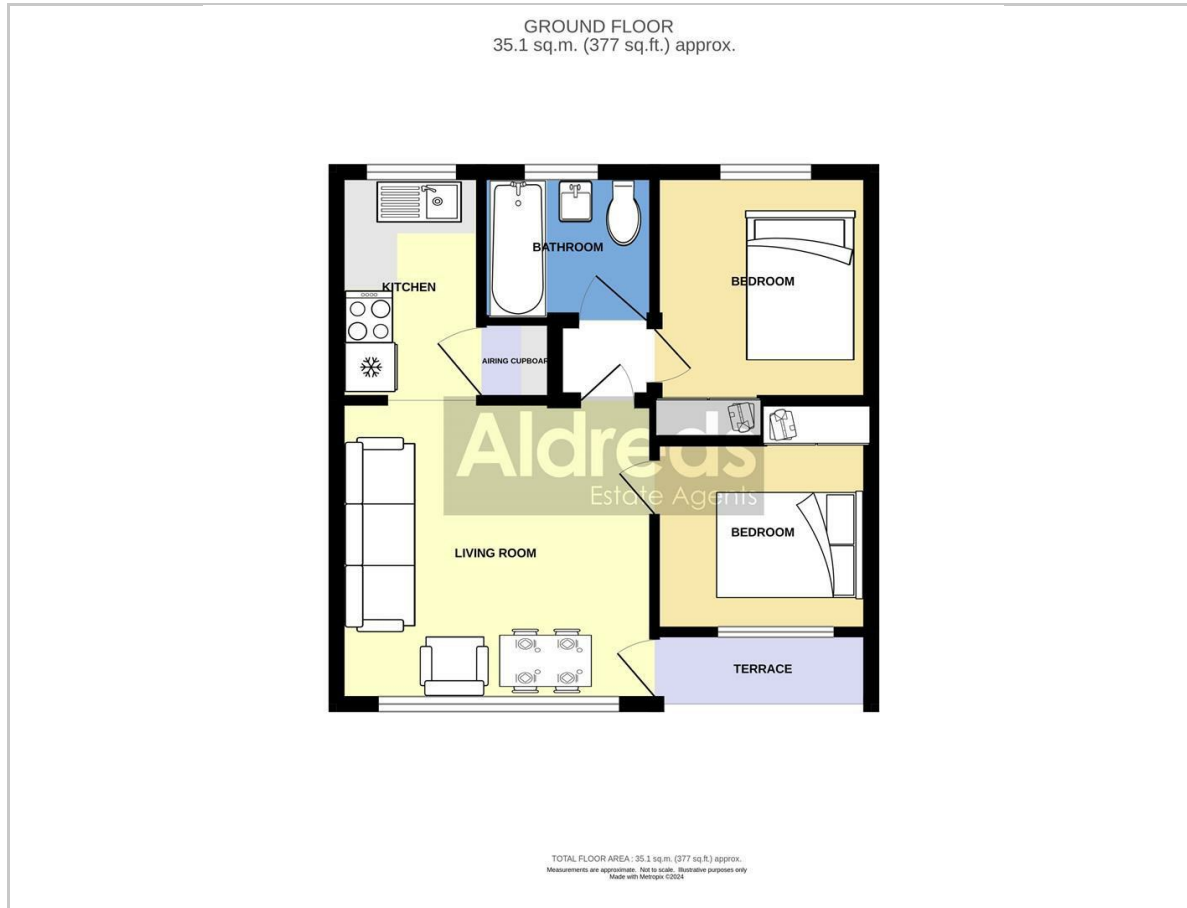
Directions

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 Park, continue before bearing left passing Dutchy's Tavern where parking is available on the left hand side and the property accessed on foot towards the front of the site.

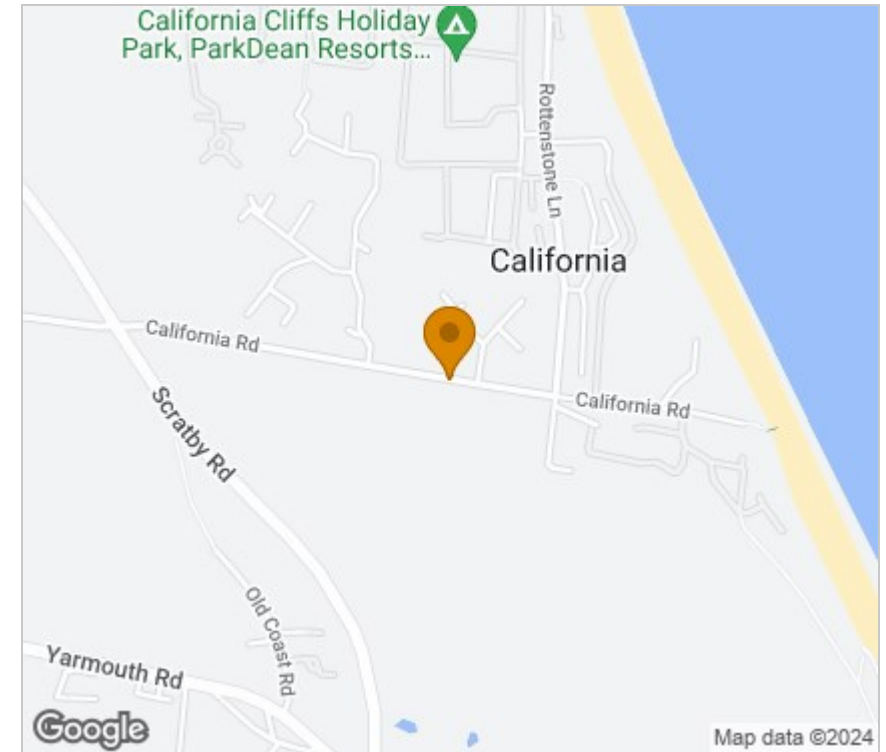
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Floor Plan



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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