



114 California Sands Estate California Road

California, Great Yarmouth, NR29 3QL

Offers Over £40,000



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Situated on a popular quiet coastal village site, Aldreds are pleased to offer this well presented mid terraced FREEHOLD holiday chalet which is being offered equipped with contents. The current owner has finished the chalet to a good standard and has been running the chalet as a very successful business. The accommodation comprises of a living room, kitchenette with appliances, two bedrooms and a bathroom. Outside there are communal gardens and nearby parking. The property also has the benefit of double glazed windows and would offer a superb investment showing a healthy return.

Living Room

11'9" x 11'5" (3.58 x 3.48 (3.57 x 3.49))

Part double glazed pvc entrance door, double glazed window to front aspect, meter cupboard, wall mount tv, table and chairs, two sofas, part timber panel walls, wood effect vinyl flooring, open access to:

Kitchenette

8'0" x 5'5" (2.44 x 1.65)

Fitted with wood grain finish wall and matching base units with work surface over, electric oven, single drainer stainless steel sink unit, part tiled walls, double glazed window to rear aspect, airing cupboard housing the hot water cylinder, wood effect vinyl flooring.

Bedroom 1

8'0" x 7'7" (2.44 x 2.31)

Plus built in wardrobe cupboard, double glazed window to front aspect, double bed, electric heater.

Inner Lobby

Cloaks storage space, wood effect vinyl flooring, doors leading off to:

Bedroom 2

Plus built in wardrobe cupboard, double glazed window to rear aspect, bunk beds, electric heater.

Bathroom

White suite comprising cast iron panel bath with shower over, low level wc, pedestal wash basin, part tiled walls, frosted double glazed window to rear aspect, wood effect vinyl flooring.





Outside

Immediately in front of the chalet is a paved terrace beyond which are the communal lawned gardens. The chalet also has car parking nearby.

Tenure

Freehold

Maintenance charge - tbc

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Location

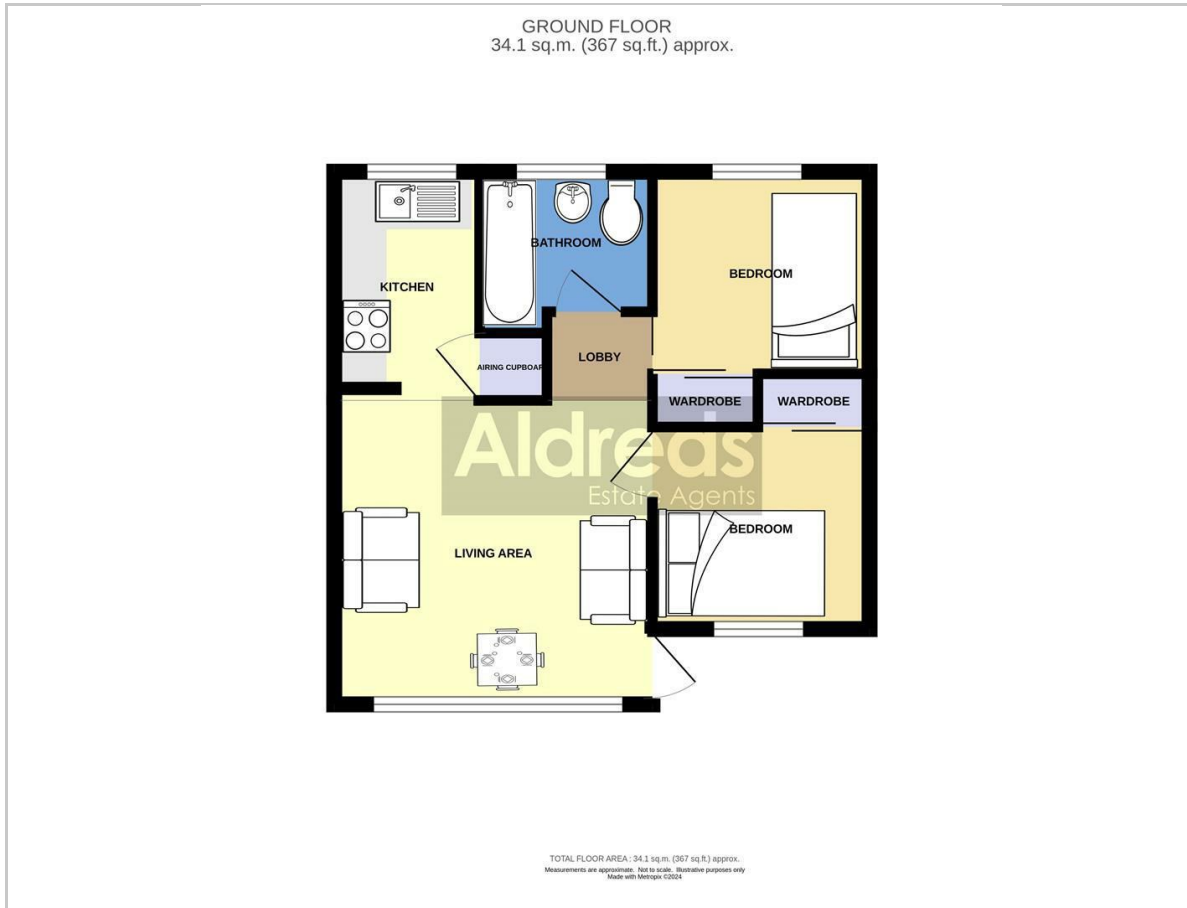
California, Scratby is a coastal village approximately 5 miles north of Great Yarmouth. It has a Sandy beach backed by cliffs * Garden centre with general provisions store * First, Middle and High Schools are available in neighbouring village of Caister on Sea. Local bus services operate between the coastal villages and Great Yarmouth.

Directions

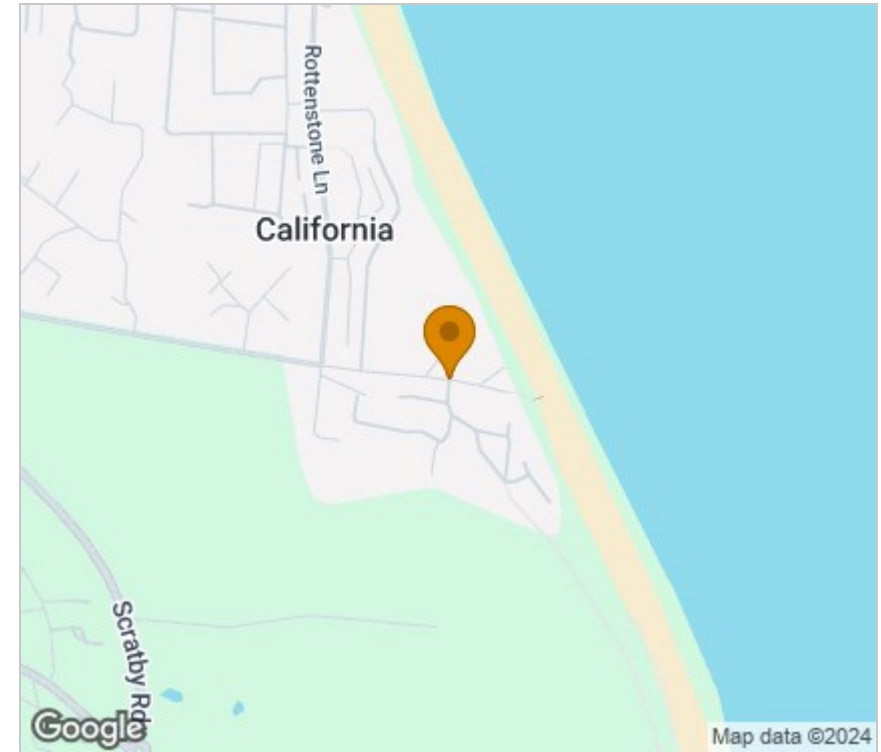
From Yarmouth proceed North along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout onto the single carriageway of the Caister Bypass, at the Grange Hotel roundabout take the second exit and follow the Coast Road to the Wheelstop Restaurant, turn right into California Road, continue for approximately one third of a mile, turn first left in to the California Sands chalet site. After a short distance bear right and continue to the top of the road passing the swimming pool where the chalet can be found towards the top right corner of the site.

Ref: Y12152/07/24/CF

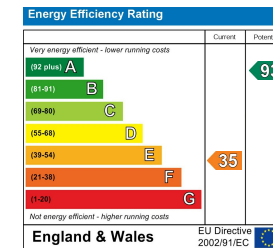
Floor Plan



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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