



## 123 Sunbeach Holiday Village California Road

California, Great Yarmouth, NR29 3QL

£20,000



Aldreds are pleased to offer this semi detached holiday chalet sold equipped with furnishings. The chalet is 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 and double glazed windows. 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, wood effect laminate flooring, two leather sofas, wall mount tv point, wall mounted plasma style electric fire, circular table and chairs, open access to:

### Kitchenette 8'2" x 5'4" (2.49 x 1.63)

Fitted with wood grain shaker style finish wall and matching base units with grey roll top work surface over, built in electric oven, four ring ceramic hob and extractor hood, single drainer stainless steel sink, part tiled walls, wood effect flooring, double glazed window to rear aspect, recess with fridge/freezer, built in airing cupboard housing the copper hot water cylinder.

### Bedroom 1 8'1" x 8'0" (2.47 x 2.46)

Plus wardrobe recess, double bed, double glazed window to front aspect, wood effect laminate flooring.

### Inner Lobby

Doors leading to:

### Bedroom 2 8'1" x 7'8" (2.47 x 2.34)

Plus wardrobe storage recess, double glazed window to rear aspect, triple bunk beds, tv point, wood effect laminate flooring.

### Bathroom

White suite comprising panel bath with electric shower, pedestal wash basin, low level wc, mainly 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 nearby car parking.

### Tenure

Leasehold - 60 years from 1st November 1996

Ground Rent Ground £2357.21 including water & VAT.

### Services

Mains water, electric and drainage.

### 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

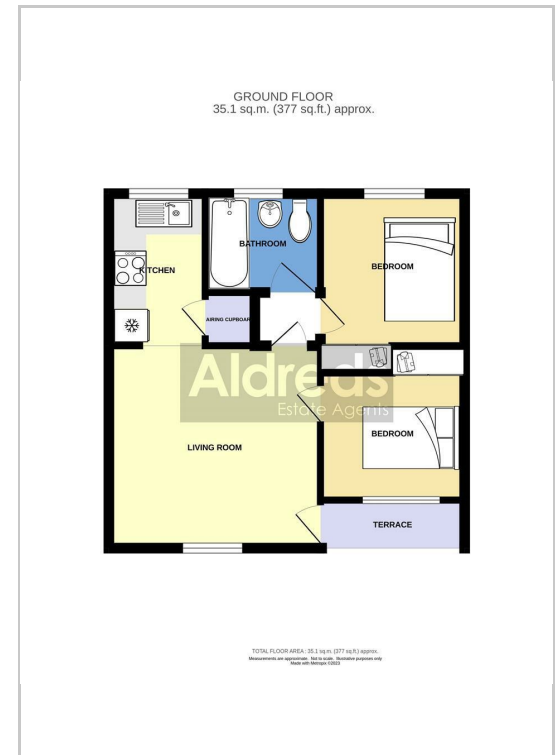
Leave Yarmouth heading north along the A149 Caister Road, continue past the Yarmouth Stadium at the roundabout turn left onto the Caister Bypass at the next roundabout continue over into Jack Chase Way, at the Grange Hotel roundabout, take the second exit into Scratby Road, turn right just past the East Coast Family Restaurant into California Road, turn left into the Sunbeach Holiday Village and bear left just before the reception building and continue to the bottom of the car park where the chalet can be found over on the left hand side.

Ref: Y11814/07/23/CF

## Area Map



## Floor Plans



## Energy Efficiency Graph

**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 traveling some distance please check with Aldreds on the issue of availability prior to traveling. 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: 372141.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto: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