



116 California Sands California Road

California, Great Yarmouth, NR29 3QL

£35,000



116 California Sands California Road

Aldreds are pleased to offer this south facing, immaculately presented semi detached holiday chalet close to the on site facilities and adjacent car parking. The property offers accommodation comprising of a living room, modern fitted kitchen with appliances, two double bedrooms and quality shower room. The property also benefits from tinted double glazed windows and is sold fully equipped making it an ideal investment property.

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 with tinted glass, meter cupboard with fuse box and meter, wall mount tv point, table and chairs, two sofas, part timber panelled walls, open access to:

Kitchenette

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

Fitted with white wall and matching base units with polished finish work surface over, built in electric oven and four ring ceramic hob, single drainer stainless steel sink, recess with fridge/freezer and microwave, part tiled walls, double glazed window to rear aspect.

Bedroom 1

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

Plus wardrobe recess, double glazed window to front aspect with tinted glass, double bed, bedside cabinets, part panelled walls.

Inner Lobby

Doors leading off to:

Bedroom 2

7'10" x 7'7" (2.39 x 2.31)

Plus built in wardrobe recess, double glazed window to rear aspect with tinted glass, triple bunk bed, part timber panelled walls.

Shower Room

Quadrant tiled shower cubicle with electric shower fitting, low level wc, vanity unit with wash basin, tiled walls, frosted double glazed window, wall mounted chrome electric towel rail/radiator.





Outside

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

Tenure

Leasehold

Commencement of lease - 99 years from 2000.

Site fees for 2024 TBC

Site open 1st March - 31st October

Dog allowed

Services

Mains water, electric and drainage are connected.

Council Tax

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

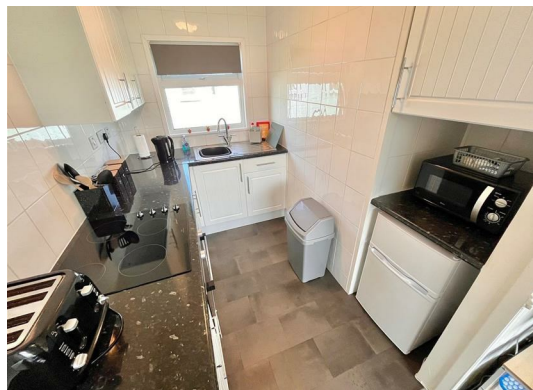
Location

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.

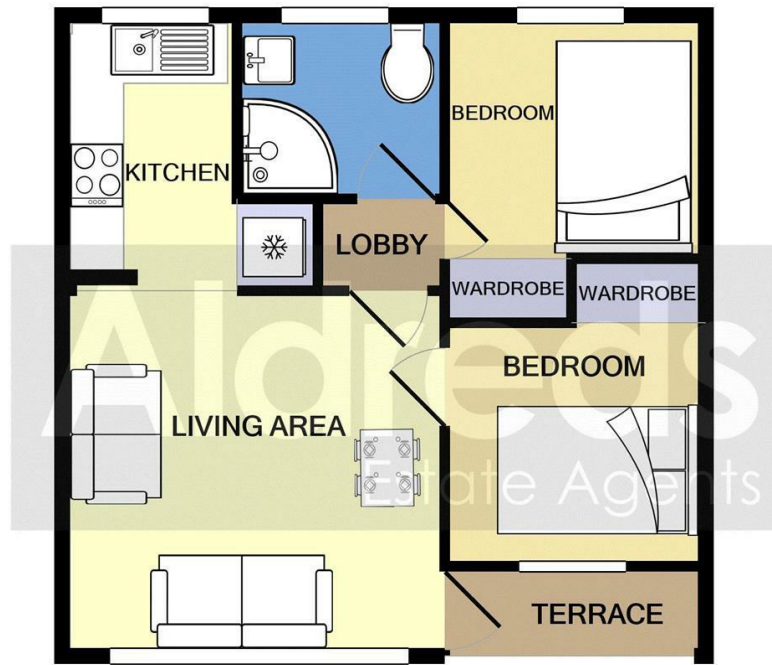
Directions

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, just past the East Coast Family 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 follow the road down passing the swimming pool. The chalet can be found on the right as you drive round the left hand bend.

Ref: Y12167/07/24/CF

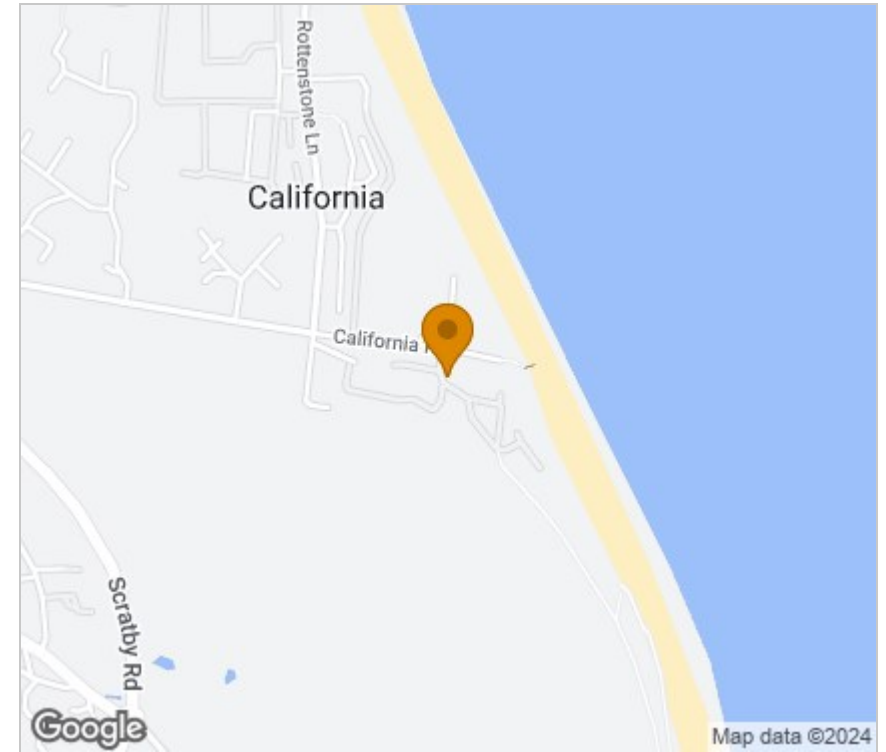


Floor Plan



TOTAL APPROX. FLOOR AREA 36.1 SQ.M. (389 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2021

Area Map



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.

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 travelling some distance please check with Aldreds on the issue of availability prior to travelling. 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: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: 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