



17 Sunbeach, California Road

California, Great Yarmouth, NR29 3QN

£24,995



## 17 Sunbeach, California

California, Great Yarmouth,

Aldreds are pleased to offer this well presented semi detached holiday chalet 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 shower room. The chalet benefits from a small patio terrace with a southerly aspect, communal gardens, double glazed windows and is being offered equipped with furnishings. 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, fuse board and meter cupboard, tv point, two sofas, table and chairs, open access to:

### Kitchenette

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

Fitted with white wall and matching base units with work surface over, electric cooker, single drainer stainless steel sink, part tiled walls, under counter fridge/freezer, double glazed window to rear aspect, built in airing cupboard housing the copper hot water cylinder.

### Bedroom 1

9'2" x 8'0" (2.80 x 2.46)

Plus wardrobe cupboard, double bed, electric panel heater, fitted carpet, double glazed window to front aspect.

### Inner Lobby

Doors leading off to:

### Bedroom 2

8'0" x 7'8" (2.46 x 2.36)

Double glazed window to rear aspect, fitted carpet, triple bunk bed, bedside cabinet.

### Shower Room

Tiled walls and flooring, tiled shower cubicle with electric shower fitting, low level wc, vanity unit with inset wash basin, frosted double glazed window to rear aspect.





### Outside

To the front of the chalet is a small covered terrace with a southerly aspect and beyond communal lawned grounds with car parking nearby.

### Tenure

Leasehold.

57 years from 01.11.1999

Site fees for 2023/2024 = £1820 Plus VAT

Site open March to October

Dogs allowed if kept on a lead.

### Services

Mains water, electric and drainage

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### 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.

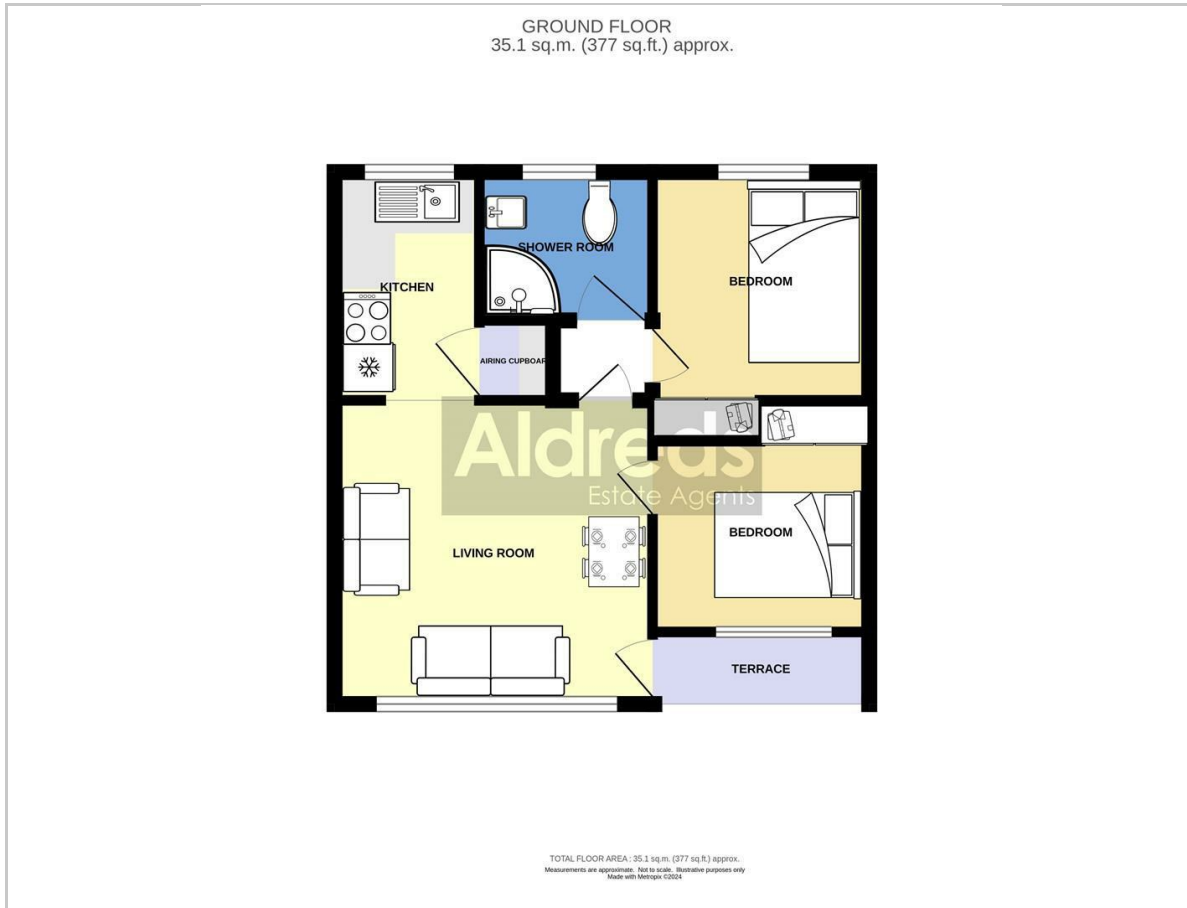
### Directions

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 fork right where the road splits and turn right in to the first car park. The chalet can be found in a block behind the top right hand corner of the car park.

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## Floor Plan



## 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

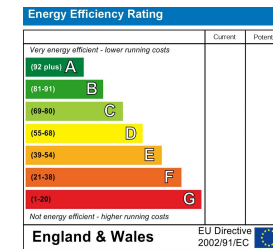
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## Area Map



## Energy Efficiency Graph



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