



321 California Sands California Road

California, Great Yarmouth, NR29 3QN

£22,995



Situated on a popular quiet coastal village site Aldreds are pleased to offer this well presented semi detached holiday chalet which is being offered equipped with contents. The chalet 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 make an ideal investment property. This is a dog friendly site.



Living Room 11'8" x 11'5" (3.57 x 3.49)

Part double glazed pvc entrance door, double glazed window to front aspect, meter cupboard with fuse box and meter, table and chairs, sofa and two armchairs, wall mount tv point, wood effect laminate flooring, open access to:

Kitchenette 8'0" x 5'4" (2.44 x 1.64)

Fitted with wood grain effect wall and matching base units with work surface over, freestanding electric cooker, single drainer stainless steel sink, recess with fridge and microwave over, double glazed window to rear aspect, airing cupboard housing the insulated hot water cylinder.

Bedroom 1 8'0" x 7'6" (2.45 x 2.31)

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

Inner Lobby

Doors Leading off to:

Bedroom 2 7'10" x 7'7" (2.4 x 2.32)

Plus built in wardrobe, double glazed window to rear aspect, two single beds, wood effect laminate flooring.

Bathroom

White suite comprising low level wc, pedestal wash basin, panelled bath with electric shower over, tiled walls and flooring, frosted double glazed window to rear aspect.

Outside

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

Tenure

Leasehold - 99 Year lease from 1 January 2000

Site fees for 2024 - 2025 £2615.91 for service charge and ground rent

Site open 1st March - 31st October

Dogs allowed

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

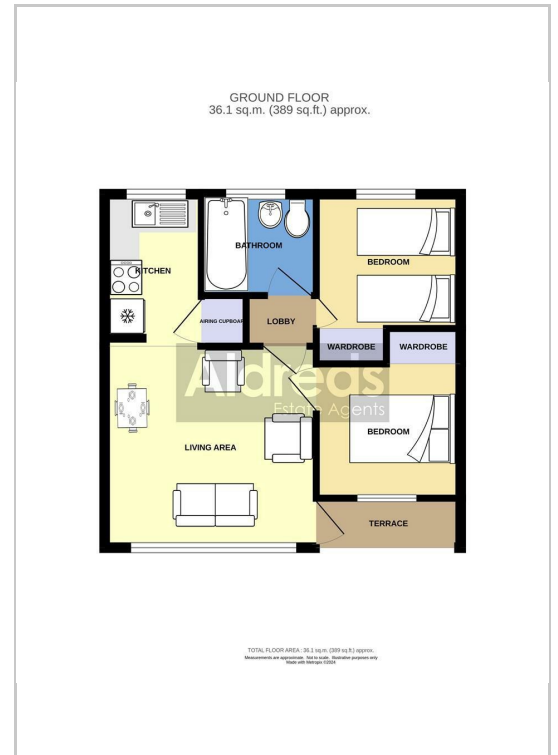
From Yarmouth proceed North along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout onto the single carriageway of the Caister Bypass, at the Grange Hotel roundabout take the second exit and follow the Coast Road, 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 left and follow the road down taking the first turn left where the property can be found on the right just beyond the car parking area.

Ref: Y12157/07/24/CF

Area Map



Floor Plans



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