



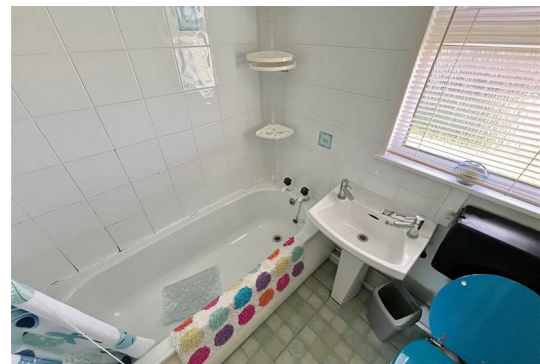
## 133 Sunbeach California Road

California NR29 3QL

£23,000



Aldreds are pleased to offer this well presented, mid terrace holiday chalet in a pleasant position on the popular Sunbeach Holiday Village. The property offers an open plan living room leading through to the kitchen, two bedrooms and a bathroom. The property also benefits from double glazed windows. Outside there are communal lawned grounds, parking and use of on site facilities.



### Living Room 11'8" x 11'5" (3.58 x 3.48)

Double glazed window to front aspect, part double glazed pvc entrance door, electric heater, open access to:

### Kitchenette 8'3" x 5'4" (2.54 x 1.65)

Fitted white kitchen with wall and matching base units with grey roll top work surfaces over, stainless steel sink and drainer, double glazed window to rear aspect, electric cooker, fridge/freezer, part tiled walls, built in airing cupboard.

### Bedroom 1 8'0" x 7'6" (2.46 x 2.29)

Plus storage recess, electric panel heater, double glazed window to front aspect.

### Inner Lobby

Access to:

### Bedroom 2 8'0" x 7'4" (2.46 x 2.24)

Plus storage recess, electric panel heater, double glazed window to rear aspect.

### Bathroom

Panelled bath with electric shower over, low level wc, pedestal wash basin, tiled walls, frosted double glazed window to rear aspect.

### Outside

Covered terrace and well maintained communal lawned grounds, communal parking nearby.

### Tenure

Leasehold.

60 years from 01.11.1996

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 after a short distance turn left by the reception building and follow the road down to the bottom where the chalet can be found on the left.

Ref: Y12060/04/24/CF

## Area Map



## Floor Plans



### Disclaimer

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