



463 California Sands California Road, California, Great

£40,000





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California, Great Yarmouth, NR29 3QL

- Very Well Presented
- Popular Coastal Site
- Open Plan Kitchen/Living Room
- Luxury Bathroom With Jacuzzi Bath
- Sold Furnished & Equipped
- Mid Terraced Holiday Chalet
- Three Bedrooms
- Double Glazed Windows
- Southerly Facing Aspect
- Viewing Recommended

Aldreds are pleased to offer this opportunity to acquire a very well presented three bedroom mid terraced holiday chalet situated on this popular well serviced coastal site. The accommodation comprises of an open plan living/dining/kitchen, three bedrooms and bathroom with Jacuzzi bath. External southerly facing terrace and communal grounds. The chalet also benefits from double glazed windows and is presented in good decorative order and sold furnished and equipped. An early internal viewing is highly recommended.



Open Plan Kitchen/Living Room

Living Room Area

Double glazed windows and part pvc double glazed entrance door, attractive wood effect laminate flooring, power points, tv point, wall mounted electric fire, 2 two seater sofas, doors leading off, open plan access to:-

Kitchen Area 8'5" x 6'2" (2.57 x 1.88)

Double glazed window to front aspect, range of fitted white gloss finish wall and matching base units with granite effect work surfaces and matching splashback panels to walls, single drainer white sink and drainer with mixer taps, power points, tiled flooring, recess with fridge/freezer, built in electric oven, four ring ceramic hon and extractor hood over (appliances included).

Inner Hall

Airing cupboard housing the pressurised hot water cylinder, doors leading off to:





Bedroom 1 9'9" x 7'11" (2.98 x 2.42)

Double glazed window to rear aspect, power points, wardrobe storage cupboard, fitted bedroom furniture, wood effect laminate flooring, electric panel heater, double bed.

Bathroom

Luxury white suite comprising panelled Jacuzzi bath with shower fitting over, low level wc, vanity unit with inset wash basin, tiled flooring, tiled walls, extractor fan.

Bedroom 2 9'9" x 7'11" (2.98 x 2.42)

Double glazed window to rear aspect, power points, fitted bedroom furniture, wood effect laminate flooring, electric panel heater, double bed.

Bedroom 3 9'9" x 7'6" (2.98 x 2.3)

Double glazed window to rear aspect, wood effect laminate flooring, wardrobe storage, electric panel heater.

Outside

The chalet sits in well maintained communal lawned grounds with parking available near by and has a southerly facing terrace immediately in front of the chalet.

Directions



Tenure

99 year lease from 1st April 1973

Fees for 2024/2025

Ground Rent & Maintenance Charge - approximately £3,000 per annum (tbc)

Site open 1st March – 31st October

Dogs allowed

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

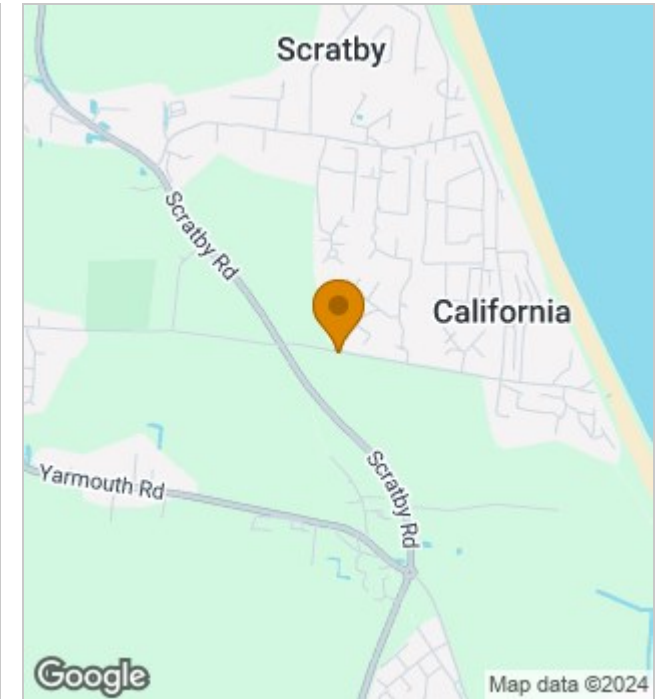
From the Yarmouth office head north along the A149 Caister road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the roundabout into Scratby Road, turn right into California Road where California Sands Estate can be found on the left hand side. Turn in to the site and follow through the site and take the first turning left and bear right where the road splits. After a short distance turn right and proceed to the car park and the chalet can be found on the left.

Ref: Y12246/10/24/CF

Floor Plans



Location Map



Energy Performance Graph

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.

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