

Aldreds
Estate Agents

46 California Sands California Road

California, NR29 3QL

Offers In Excess Of £40,000



46 California Sands

FREEHOLD Situated on a popular coastal village site with onsite amenities including a swimming pool, Aldreds are pleased to offer this well presented mid terraced holiday chalet. The accommodation comprises of a living room, kitchen, two bedrooms and a shower room. Outside there are communal gardens and nearby parking. The property also has the benefit of double glazed windows and would offer a superb investment with low running costs.

Lounge

11'9" x 11'5" (3.6 x 3.5)

Entrance door, double glazed window to front aspect

Kitchen

8'3" x 5'4" (2.53 x 1.64)

Base units with worktops, sink, electric hob, electric oven, part tiled walls, double glazed window to rear aspect

Bedroom 1

8'0" x 7'4" (2.44 x 2.25)

Double glazed window to front aspect, built in wardrobe

Bedroom 2

8'0" x 7'3" (2.44 x 2.21)

Built in wardrobe, double glazed window to rear aspect

Shower Room

Opaque double glazed window to rear aspect, shower in cubicle, hand basin, low level WC

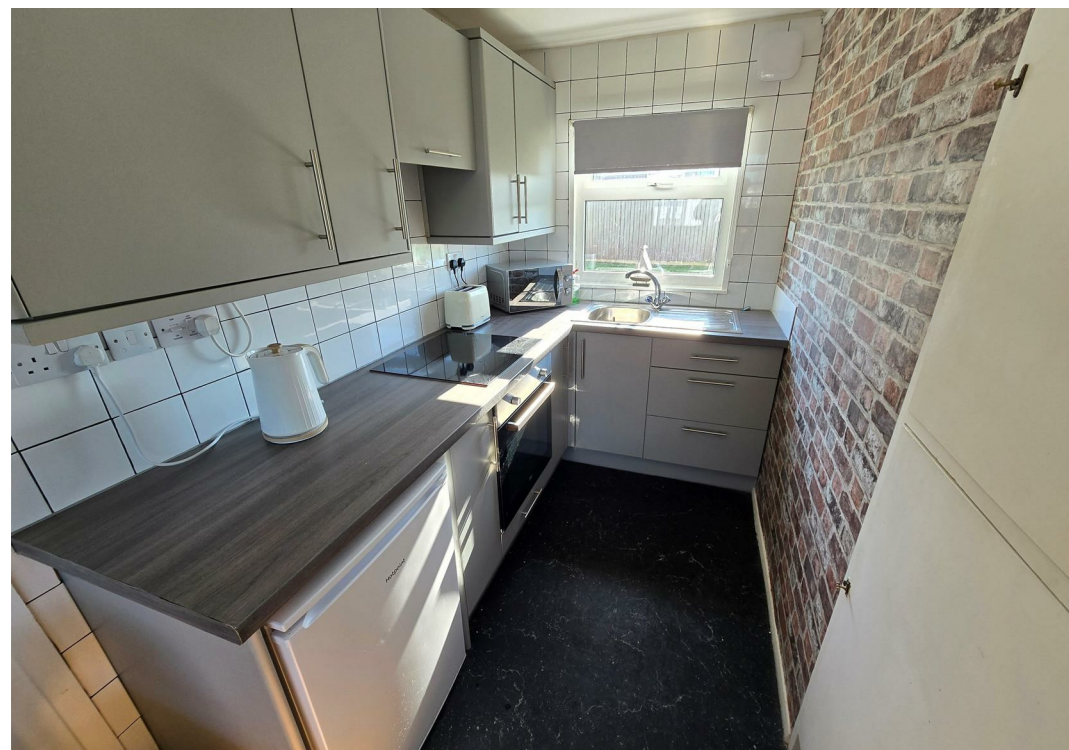
Outside

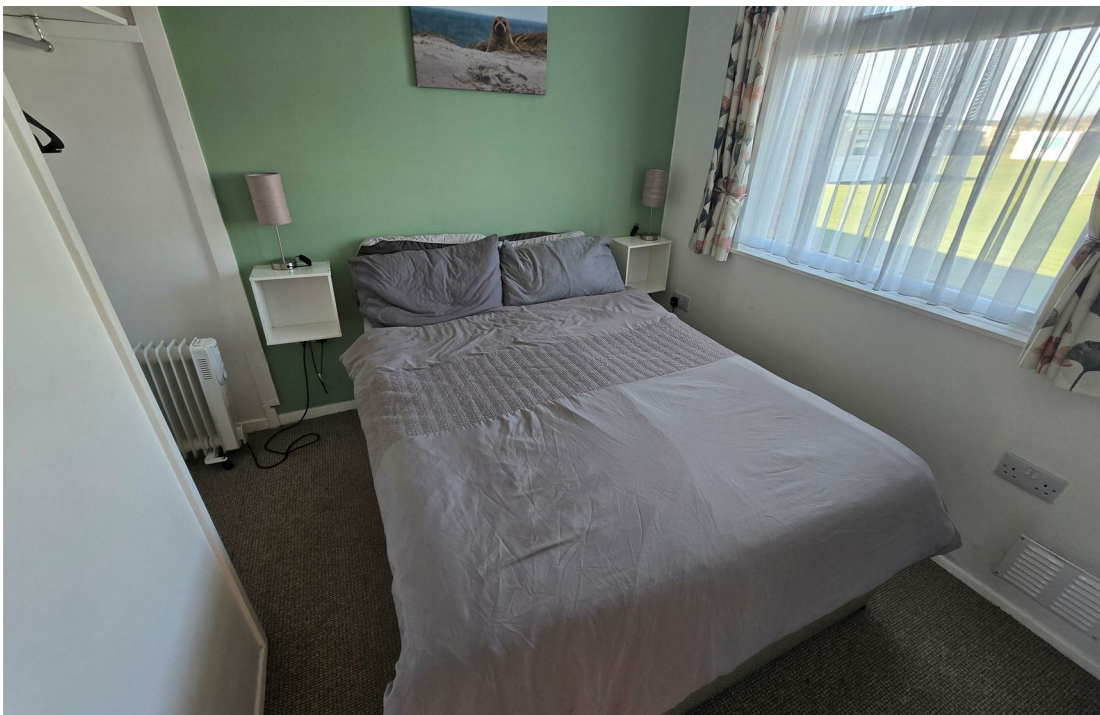
Immediately in front of the chalet is a paved terrace beyond which are the communal lawned gardens. The chalet also has car parking nearby.

Tenure

Freehold

Site fees for 2025 - Approx £1400 including VAT including water and sewerage charge





Services

Mains water, electricity, drainage

Council Tax

Band A

Location

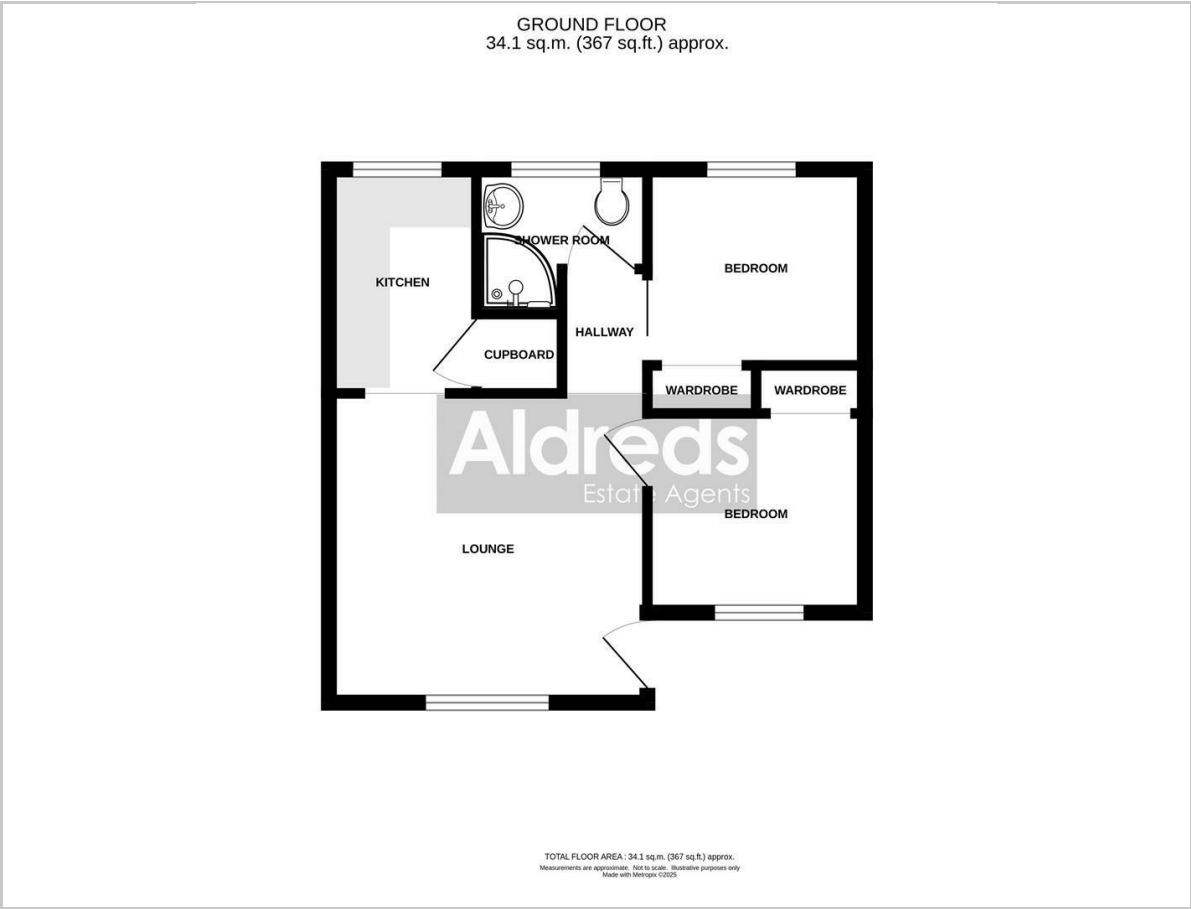
California, Scratby is a coastal village approximately 5 miles north of Great Yarmouth. It has a Sandy beach backed by cliffs * Garden centre with general provisions store * First, Middle and High Schools are available in neighbouring village of Caister on Sea. Local bus services operate between the 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 to the former Wheelstop 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 continue to the first car park on the right where the chalet can be found in one of the blocks adjacent.

Ref Y12340/02/25

Floor Plan

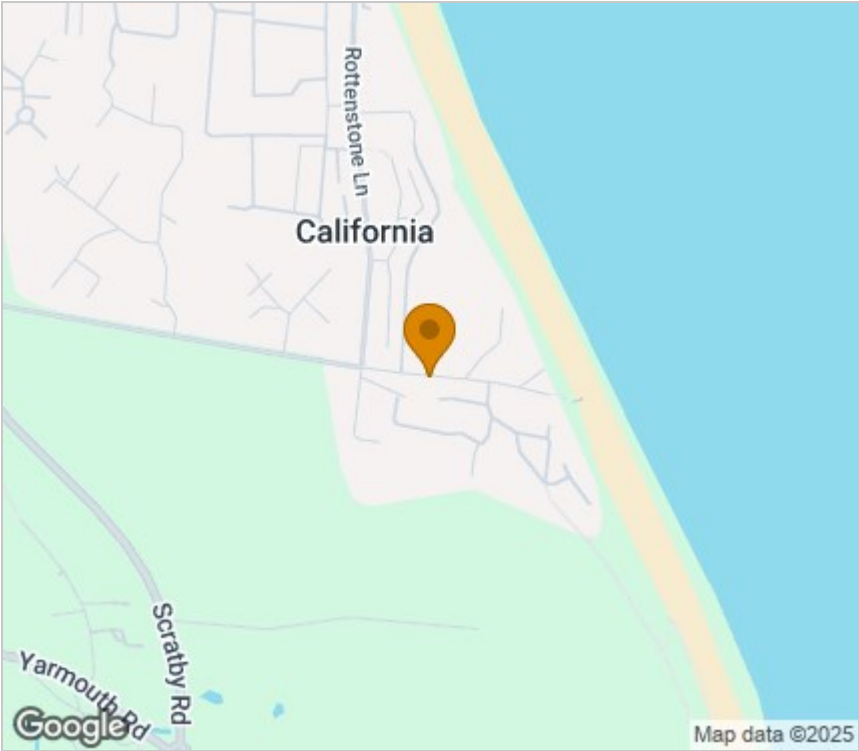


Viewing

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.

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Area Map



Energy Efficiency Graph

