

Aldreds
Estate Agents



217 California Sands California Road
California, NR29 3QL

Offers In The Region Of £37,500



217 California Sands

Aldreds are pleased to offer this FREEHOLD larger than average, well presented end terraced holiday chalet on a popular coastal village site with onsite amenities including a swimming pool. The accommodation comprises of a spacious 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.

Living Room

11'8" x 11'4" (3.57 x 3.47)

Part double glazed pvc entrance door and double glazed window to front aspect, table and chairs, two leather sofas and an arm chair, wall mount tv point, wood effect laminate flooring, open access to:

Kitchenette

8'3" x 5'3" (2.53 x 1.62)

Fitted modern wood trim finish wall and matching base units with roll top work surfaces over, part tiled walls, tiled flooring, fridge/freezer, freestanding electric cooker, double glazed window to rear, ceiling mounted extractor fan, built in airing cupboard housing the copper hot water cylinder with fitted immersion heater.

Bedroom 1

12'4" x 10'7" (3.76 x 3.23)

Including storage recess, wood effect laminate flooring, double glazed window to front aspect, double and single beds, bedside cabinet.

Inner Lobby

Wood effect laminate flooring, doors leading off to:

Bedroom 2

8'0" x 7'3" (2.46 x 2.23)

Plus storage recess with a shelved storage unit and tv point, wood effect laminate flooring, double bed, double glazed window to rear aspect.

Bathroom

White suite comprising panelled bath with electric shower over, low level wc, pedestal wash basin, tiled walls, wood effect laminate flooring, frosted double glazed window to rear aspect, ceiling mounted extractor fan.





Outside

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

Tenure

Freehold

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

2025 SITE FEES PAID FOR

Services

Mains water, electric and drainage

Council Tax

Great Yarmouth Borough Council - Band 'A'

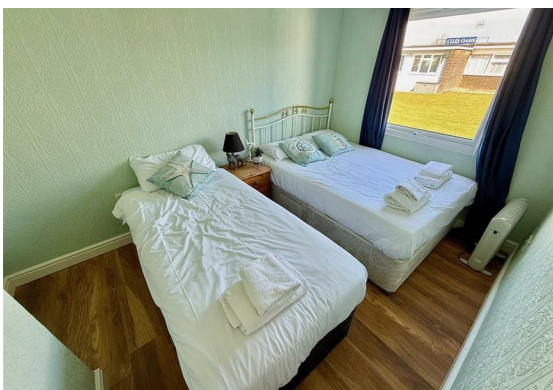
Location

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.

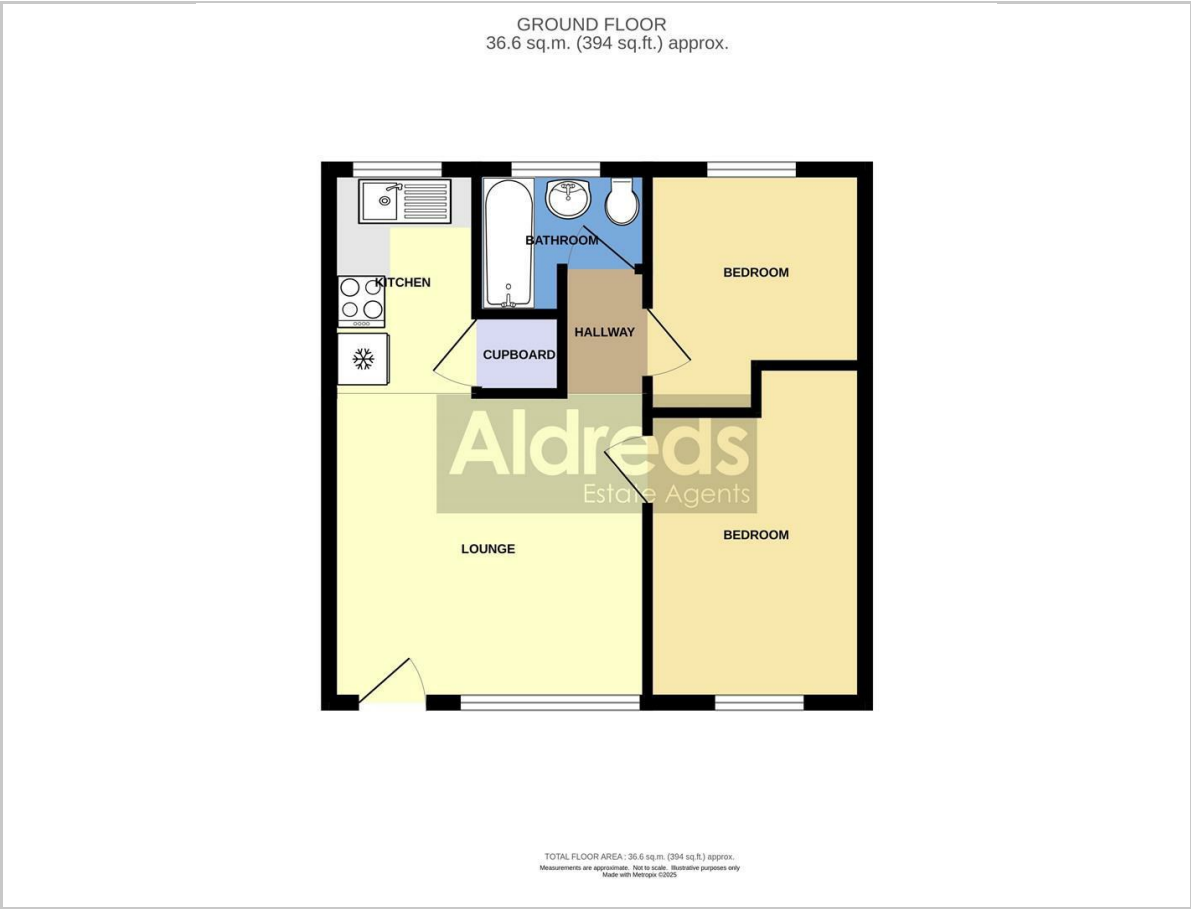
Directions

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 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 left by the site sign and bear left again after 50 yards. The chalet can be found in a block adjacent to the left hand car park.

Ref: Y12382/4/25/SV



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

