

**Aldreds**  
Estate Agents



152 Beach Road Chalet Park

Scratby, NR29 3NW

£39,950





## 152 Beach Road Chalet

\*New Roof fitted October 2024\* Aldreds are pleased to offer this attractively presented, west facing three bedroom, two storey mid terraced holiday chalet situated in this popular chalet site situated in a prime spot yards from the main site amenities. Accommodation comprises of an entrance hall, three ground floor bedrooms, first floor open plan living space, kitchen and bathroom. The property also benefits from double glazed windows and is being sold furnished and equipped. This well located site offers communal lawned grounds, parking, outdoor swimming pool and childrens play area all within yards of the property. View early to avoid disappointment.

### Entrance Hall

Part double glazed pvc entrance door, stairs to first floor, electric heater, meter cupboard, doors leading off to:

### Bedroom 1

10'0" x 9'10" (3.06 x 3.02)

Double glazed window to rear aspect, fitted carpet, double bed.

### Bedroom 2

8'5" x 7'8" (2.57 x 2.36)

Double glazed window to front aspect, double bed, fitted carpet.

### Bedroom 3

6'11" x 5'2" (2.11 x 1.60)

Double glazed window to rear aspect, bunk beds, fitted carpet.

### First Floor

### Open Plan Living Space

13'5" x 12'7" (4.09 x 3.86)

Including the stairwell, double glazed window to front aspect with view over the pool and play area, power points, tv point, fitted carpet, sofa and arm chairs, table and chairs, door to bathroom, open plan access to:-

### Kitchen Area

6'9" x 5'6" (2.08 x 1.68)

Double glazed window to rear aspect, wall mounted electric hot water heater, range of fitted modern grey/white trim wall and matching base kitchen units with roll top work surfaces and tiled splashbacks, white sink and drainer, recesses with electric cooker and fridge, wood effect flooring.

### Bathroom

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







### Outside

The chalet sits in a nice position with a west facing aspect in well maintained communal grounds with easy access to the site car parking area, childrens play area and outdoor swimming pool. There are also close by amenities including laundry, chip shop, pub etc.

### Tenure

Leasehold.

99 years from 1st October 1972

Site fees for 2024/2025 £1,653.19 (breakdown on request)

Site open from 1st March to 31st October

Dogs are allowed must be kept on a lead.

### 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.

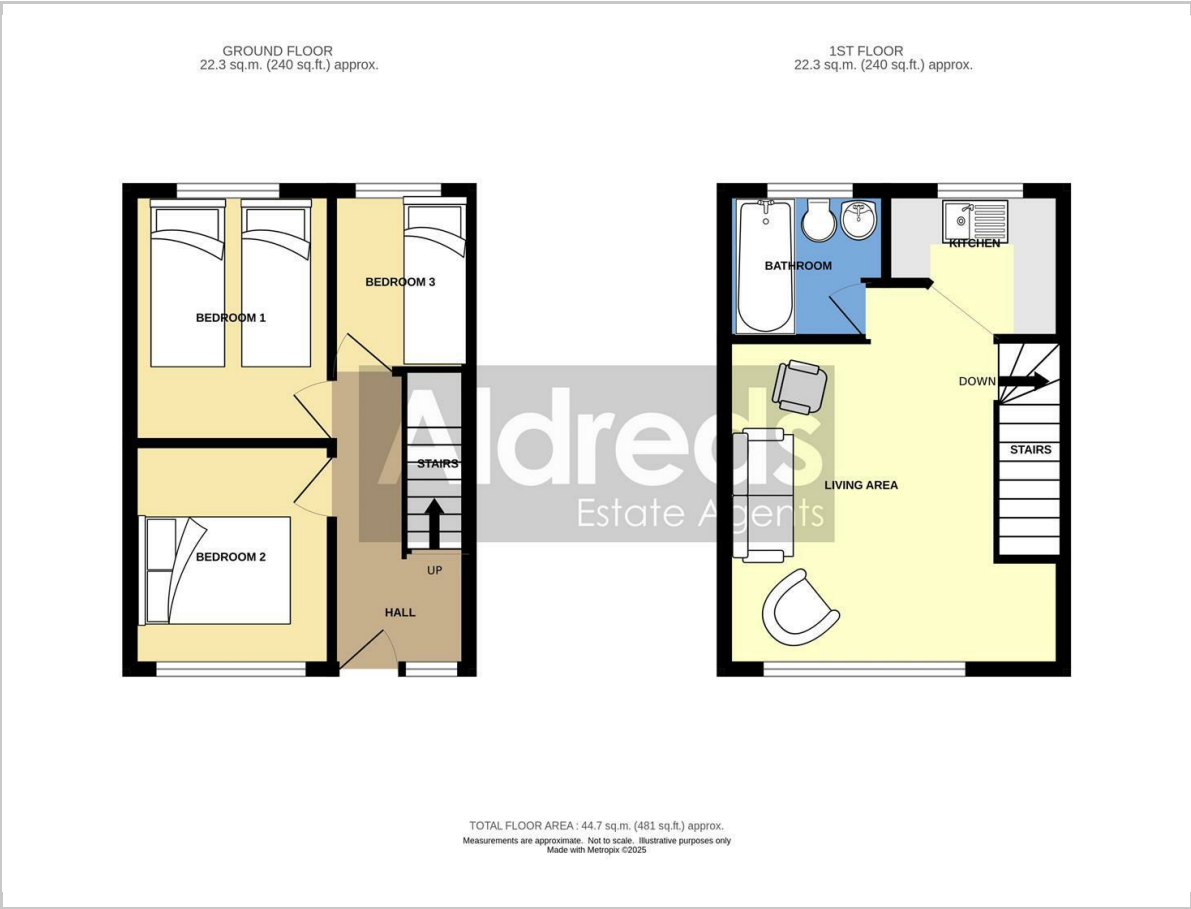
### Directions

From the Yarmouth office head north the A149 Caister Road, continue 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, Scratby Road, turn right at the Scratby Garden Centre into Beach Road, turn left into Beach Road Chalet Park where the chalet can be found almost immediately on the right hand side.

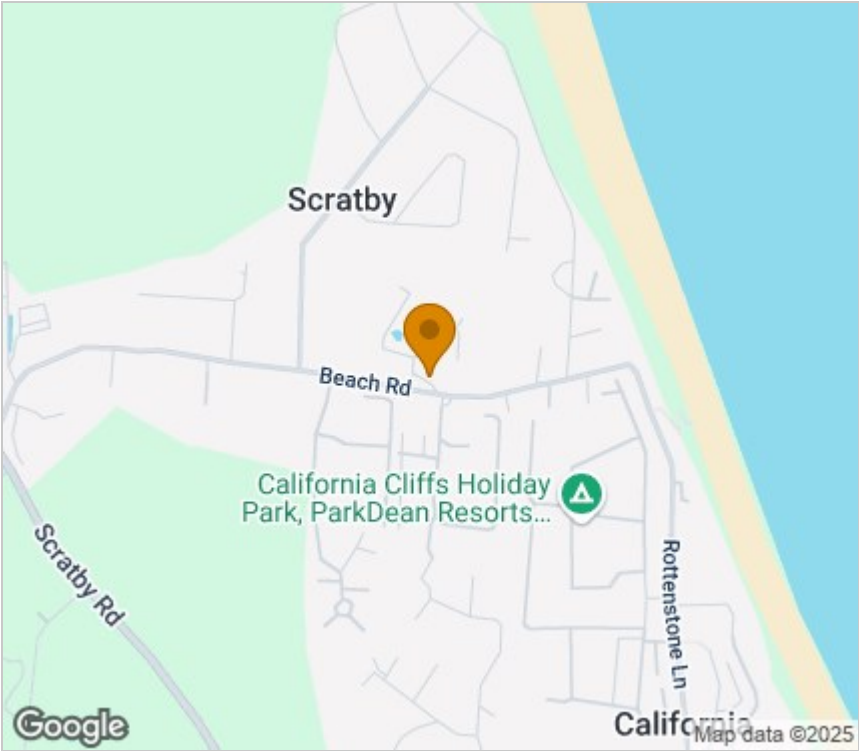
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Floor Plan



Area Map



Energy Efficiency 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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