



382 Green Farm Beach Road

Scratby, NR29 3NW

£28,950



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Aldreds are pleased to offer this very well presented and well equipped end terraced holiday chalet on this popular coastal village site. The property is sold with fixtures and fittings, furnished, and offers a covered entrance porch, living room, kitchenette, two bedrooms, shower room, communal gardens and close by parking. The property also benefits from double glazed windows and faces a westerly direction and is close to on site facilities.

Covered Entrance Porch

Double glazed French doors to front aspect, built in store, part double glazed pvc entrance door to:

Living Room

11'8" x 11'5" (3.58 x 3.48)

Double glazed window to front aspect, meter cupboard with fuse box and meter, tv point and tv, table and chairs, two 2 seater sofas, wood effect laminate flooring, wall mount tv point, open access to:

Kitchenette

8'0" x 5'4" (2.44 x 1.65)

Fitted kitchen with Wood effect wall and matching base units with work surface over and inset single drainer sink unit, part tiled walls, double glazed window to rear aspect, built in electric oven and hob, wood effect laminate flooring, fridge, built in airing cupboard housing the hot water heater with washing machine below.

Bedroom 1

8'0" x 7'6" (2.44 x 2.31)

Plus built in wardrobe cupboard, double glazed window, double bed, bedside cabinets, wood effect laminate flooring.

Inner Lobby

Wood effect laminate flooring, doors leading off to:

Bedroom 2

7'8" x 7'3" (2.36 x 2.21)

Plus built in wardrobe cupboard, double glazed window to rear aspect, electric heater, triple bunk bed, wood effect laminate flooring.





Shower Room

Corner quadrant tiled shower cubicle with electric shower fitting, vanity unit with inset wash basin, low level wc with concealed cistern, tiled walls and flooring, frosted double glazed window to rear aspect, extractor fan.

Outside

The chalet faces a westerly direction and immediately in front of the chalet are the communal lawned gardens. Located close by is communal parking.

Tenure

Leasehold.

84 Years from 1st April 1988

Site fees for 2052 = approximately £3,000 (tbc)

Site open 1 March - 31 October

Dogs allowed

Swimming pool on site.

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.

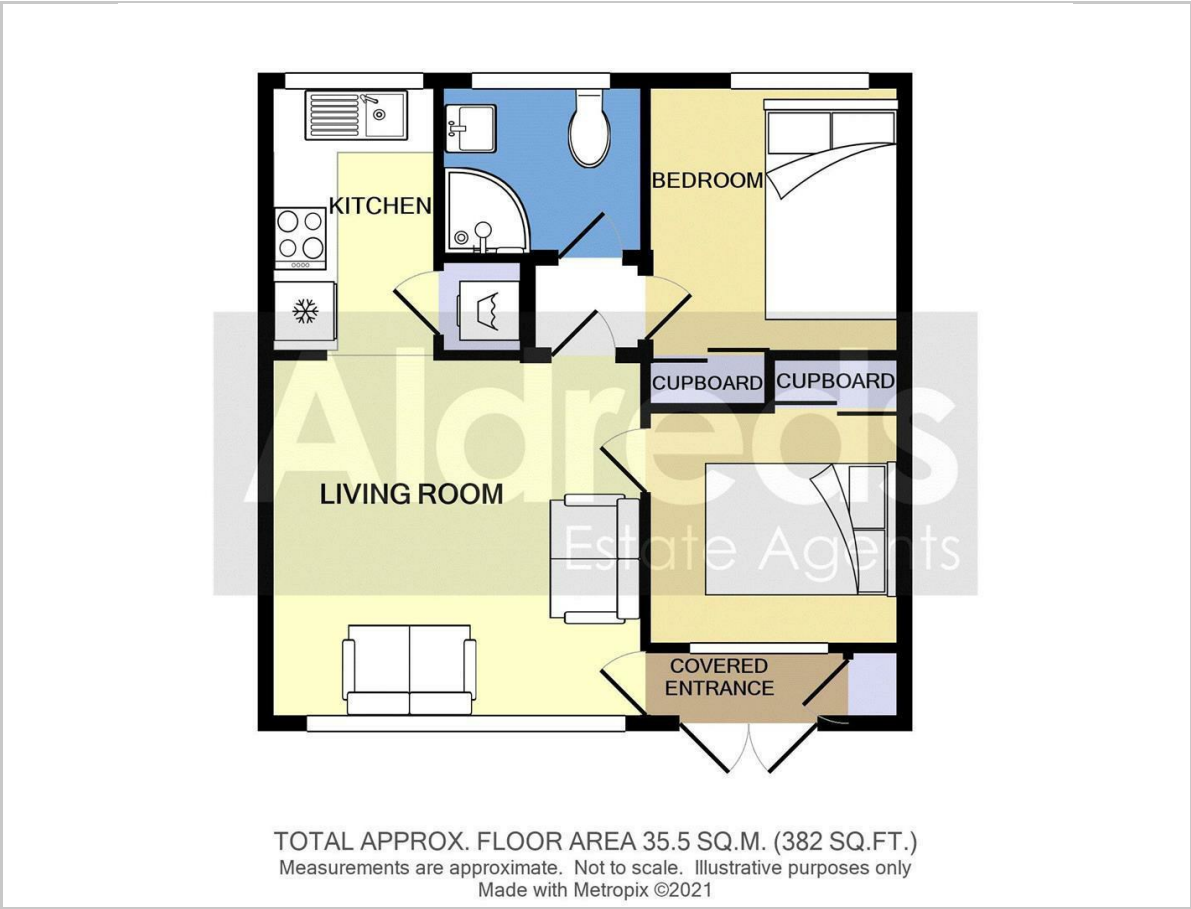
Directions

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 passing the swimming pool and continue round the left hand bend and at the bottom bear left and the chalet can be found in the block on the right.

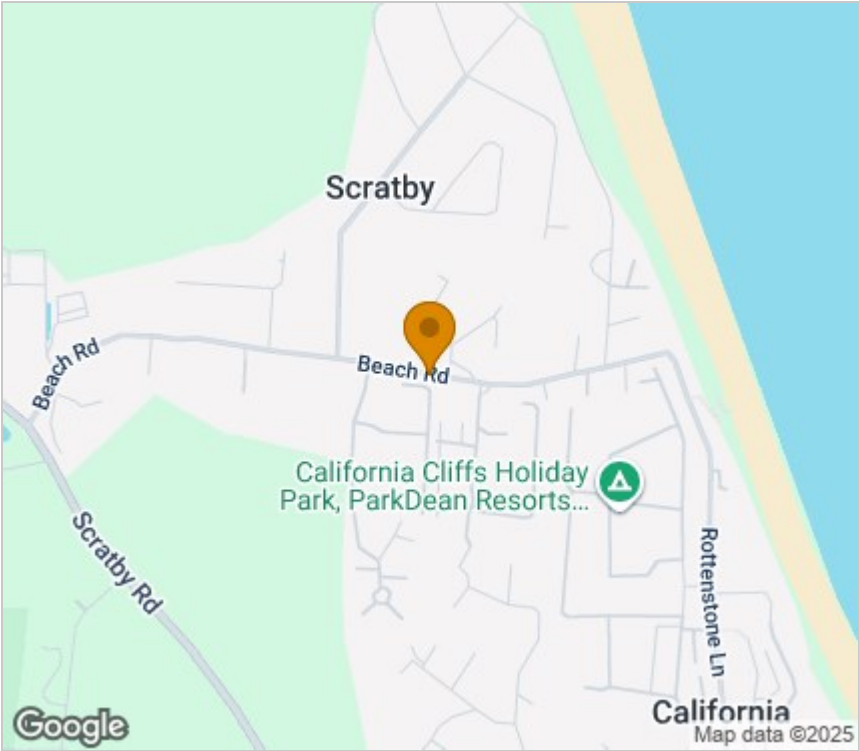
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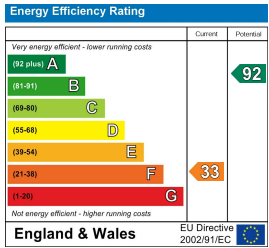
Floor Plan



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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