

Aldreds
Estate Agents



105 Sunbeach Holiday Village California Road

California, NR29 2QN

£30,000



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Aldreds are pleased to offer this immaculately presented, semi detached chalet on this popular well serviced coastal site. The chalet has been refurbished to a very high standard and benefits from a modern fitted kitchen with appliances and tasteful decoration throughout. The accommodation comprises of an open plan living room/kitchen, two double bedrooms and bathroom. The property also benefits from double glazed windows and would make an ideal investment property being sold fully equipped with quality furnishings.

Living Room

11'9" x 11'5" (3.58 x 3.48)

Double glazed window to front aspect, part double glazed pvc entrance door, carpeted flooring, two sofas, table and chairs, wall mounted tv, wall mounted plasma style electric fire, open access to:

Kitchenette

8'2" x 5'5" (2.49 x 1.65 (2.5 x 1.64))

Refitted with white wall and matching base units with granite effect roll top work surface over, integrated electric oven and ceramic hob, recess with fridge/freezer, microwave, washing machine, single drainer stainless steel sink unit, vinyl flooring, wall mounted electric heater, part tiled walls, double glazed window to rear aspect, built in cupboard housing the hot water heater.

Bedroom 1

8'0" x 7'5" (2.44 x 2.26)

Plus built in wardrobe, double bed, bedside cabinets, double glazed window to front aspect, fitted carpet, wall mounted electric heater.

Inner Lobby

Cloaks storage space and doors leading off to:

Bedroom 2

8'0" x 7'5" (2.44 x 2.26 (2.45 x 2.25))

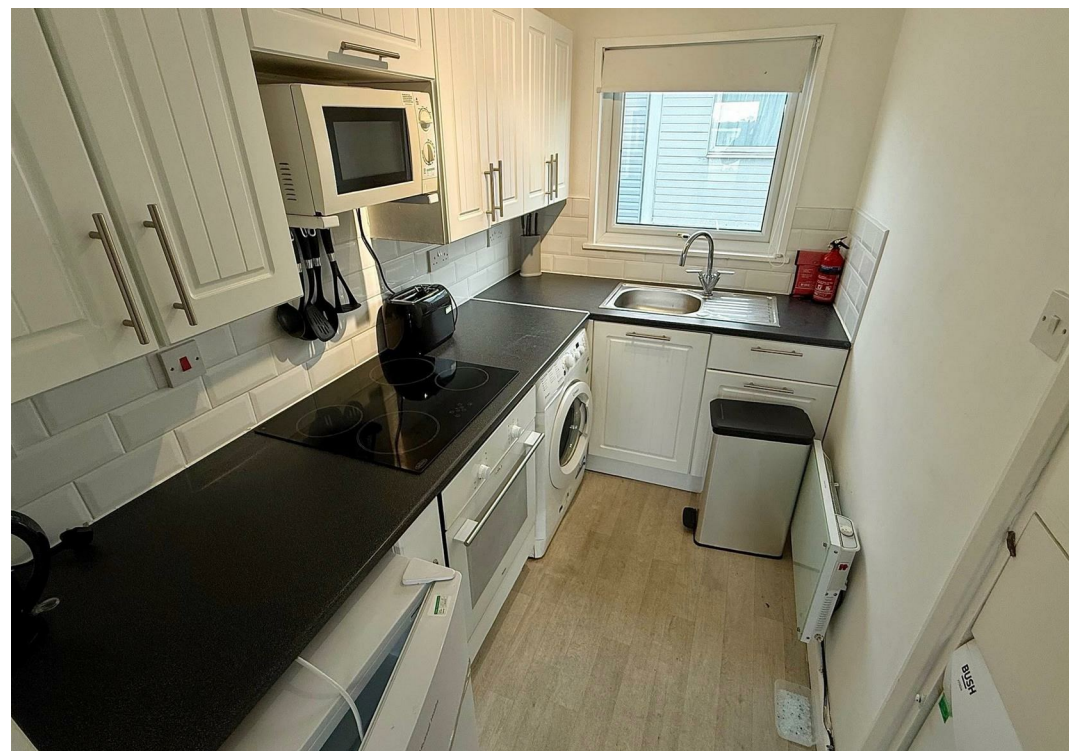
Plus built in wardrobe, two single beds, bedside cabinet, double glazed window to rear aspect, fitted carpet.

Bathroom

White suite comprising panel bath with electric shower over, vanity unit with wash basin, low level wc, vinyl flooring, part tiled walls, frosted double glazed window to rear aspect.

Outside

Part covered terrace and patio area, communal gardens and adjacent on site parking.





Tenure

Leasehold

Lease commenced in 1996 with the remainder of a 60 year lease.

Site fees 2024/25 Approximately £2357.21 TBC

Site open March – End October

Dogs allowed

Council Tax

Great Yarmouth Borough Council - Band 'A' (10% reduction applies for holiday use).

Services

Mains water, electric and drainage.

Location

California is adjacent to Scratby. 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

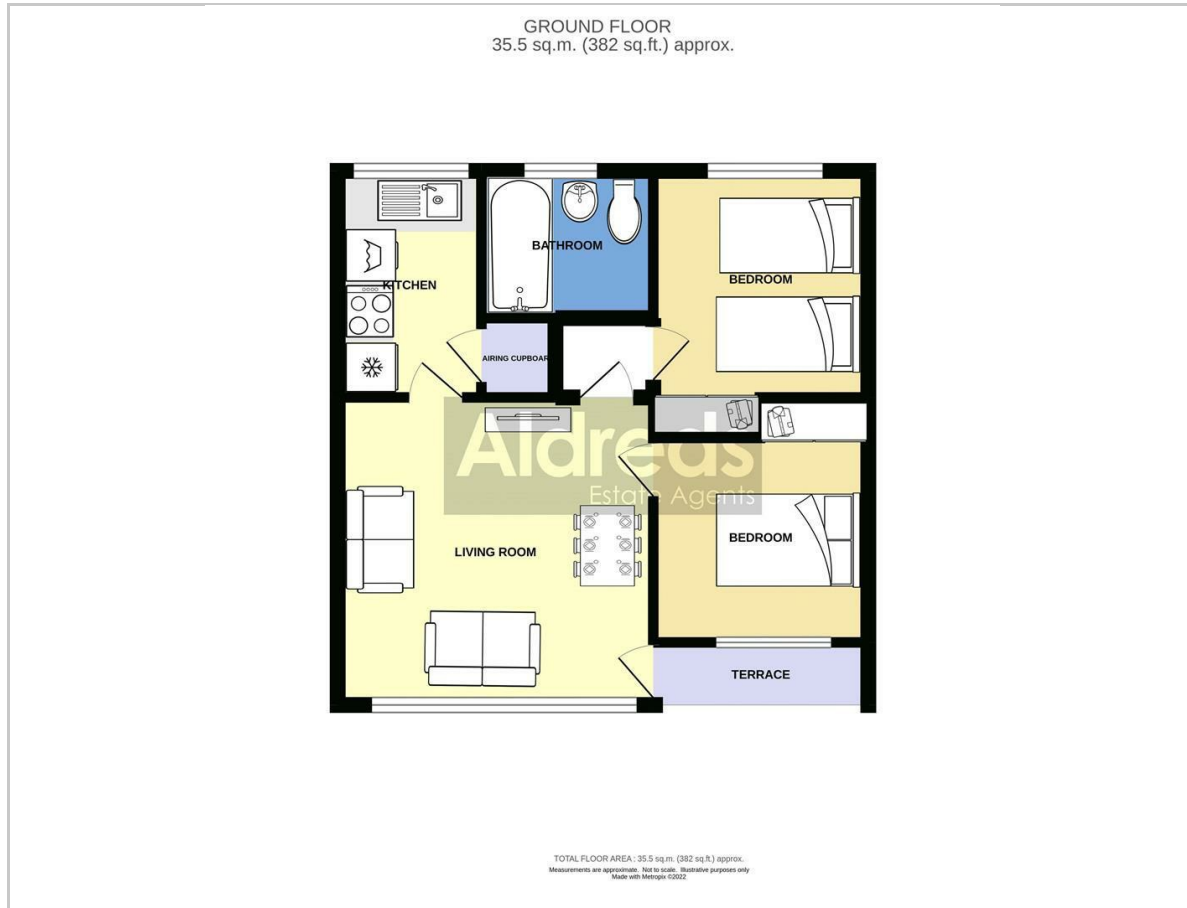
From Yarmouth proceed North along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout onto the single carriageway of the Caister Bypass, at the Grange Hotel roundabout take the second exit and follow the Coast Road to the East Coast Family Restaurant, turn right into California Road, continue for approximately one third of a mile, continue past the California Sands Estate, take the next turning left into Sunbeach Holiday Village, follow the site road down and bear left in front of the reception building and continue past Dutchy's tavern, where the property can be found on the right.

Ref: Y11560/09/22

Ref: Y12558



Floor Plan



Area Map



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.

Disclaimer

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