



**California Sands Estate California Road, California Great  
Yarmouth NR29 3QL**



**welcome to**

**California Sands Estate California Road, California Great Yarmouth**

Close to the popular village of Scratby, California Sands is the ideal base for a relaxing break.



## **Front Entrance**

Entering through double French doors, leading to....

## **Lounge**

11' 10" x 11' 8" ( 3.61m x 3.56m )

Welcoming living area with window to front aspect, carpeted flooring, ceiling light, wall sockets, TV point & feature electric fireplace with surround

## **Kitchen**

5' 5" x 8' 1" ( 1.65m x 2.46m )

Well equipped modern & contemporary kitchen, with window to rear aspect. A range of wall & base units with complimentary marble effect roll top work surfaces over, 1 bowl stainless steel sink & drainer with mixer taps, built in oven with extractor over, partially tiled walls, plumbing for washing machine, space for free standing fridge/freezer, wood effect vinyl flooring & wall sockets & ceiling light

## **Bedroom One**

7' 9" x 7' 9" ( 2.36m x 2.36m )

Window to front aspect, carpeted flooring, ceiling light, wall sockets, electric storage heater, TV point & built in cupboard

## **Bedroom Two**

7' 1" x 7' 9" ( 2.16m x 2.36m )

Window to rear aspect, carpeted flooring, wall sockets, ceiling light & electric storage heater

## **Bathroom**

Fully tiled bathroom suite, with window to rear aspect, bath, wash hand basin, W/C, 2 x built in shelving units, ceiling light & LVT flooring

## **Rear Exterior**

Small patio area which is perfect for those who enjoy alfresco dining, hosting & entertaining with a large communal lawned area & allocated parking



**view this property online** [williamhbrown.co.uk/Property/GTY107727](http://williamhbrown.co.uk/Property/GTY107727)



welcome to

## California Sands Estate California Road, California Great Yarmouth

- WELL PRESENTED 2 BED CHALET
- Enviable Location
- Close To An Abundance of Local Attractions
- CHAIN FREE
- Perfect Place for Making Memories

Tenure: EPC Rating: E

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

# £35,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/GTY107727](http://williamhbrown.co.uk/Property/GTY107727)



Property Ref:  
GTY107727 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01493 331144**



[greatyarmouth@williamhbrown.co.uk](mailto:greatyarmouth@williamhbrown.co.uk)



3 Hall Quay, Great Yarmouth, Norfolk, NR30  
1HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)