



**12 Sunbeach Holiday Village Ormesby St Margaret W Scratby
California Road, California GREAT YARMOUTH NR29 3QN**

welcome to

12 Sunbeach Holiday Village Ormesby St Margaret W Scratby California Road, California GREAT YARMOUTH

****NEW TO MARKET**** Two bedroom chalet, on the popular site of Sunbeach Holiday Village, Within walking distance to the beach. This property would make a great holiday home, or holiday let.



Lounge

11' 7" x 11' 9" (3.53m x 3.58m)

Laminate, double glazed window to front aspect.

Kitchen

8' 4" x 5' 4" (2.54m x 1.63m)

Double glazed window to rear aspect, wall & base units, laminate flooring, sink and drainer, built in cupboard.

Bedroom One

7' 9" x 7' 5" (2.36m x 2.26m)

Double glazed window to front aspect, laminate flooring, electric radiator.

Bedroom Two

7' 9" x 7' 4" (2.36m x 2.24m)

Double glazed window to rear aspect, laminate flooring, built in wardrobe.

Bathroom

Laminate flooring, W/C, wash hand basin, panelled bath with over head shower, double glazed window to rear aspect.



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**12 Sunbeach Holiday Village Ormesby St
Margaret W Scratby California Road,
California GREAT YARMOUTH**

- Two Bedroom Chalet
- On Site Facilities
- Perfect Holiday Home or Holiday Let
- Walking Distance To Beach
- Communal Car Park

Tenure: EPC Rating: F

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.

offers over



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY109495 - 0002

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



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



williamhbrown.co.uk