



346 California Sands Estate California Road

California, Great Yarmouth, NR29 3QL

£28,950



## 346 California Sands Estate California Road

California, Great Yarmouth, NR29 3QL

Aldreds are pleased to offer this superbly presented end terraced holiday chalet close to the on site facilities and nearby car parking. The chalet benefits from 50 week occupancy and offers accommodation comprising of a living room, modern fitted kitchenette with appliances, two double bedrooms and modern bathroom. The property also benefits from double glazed windows and is sold fully equipped making it an ideal investment property having been run as a successful holiday let.

### Living Room

11'8" x 11'1" (3.56 x 3.40)

Part double glazed pvc entrance door, double glazed window, power points, tv point, fitted carpet, two sofas, table and chairs, wall mounted electric fire, wall mount tv point, open access to:-

### Kitchenette

8'5" x 5'4" (2.57 x 1.63)

Double glazed window to rear, range of medium oak finish units with wall and matching base units with tiled splashback, stainless steel sink and drainer, power points, electric cooker, fridge/freezer, vinyl flooring, airing cupboard housing the hot water cylinder with immersion heater.

### Bedroom 1

8'0" x 7'4" (2.44 x 2.26)

Plus storage recess, double glazed window to front, power points, electric radiator, fitted carpet, double bed.

### Inner Lobby

Doors leading off to:

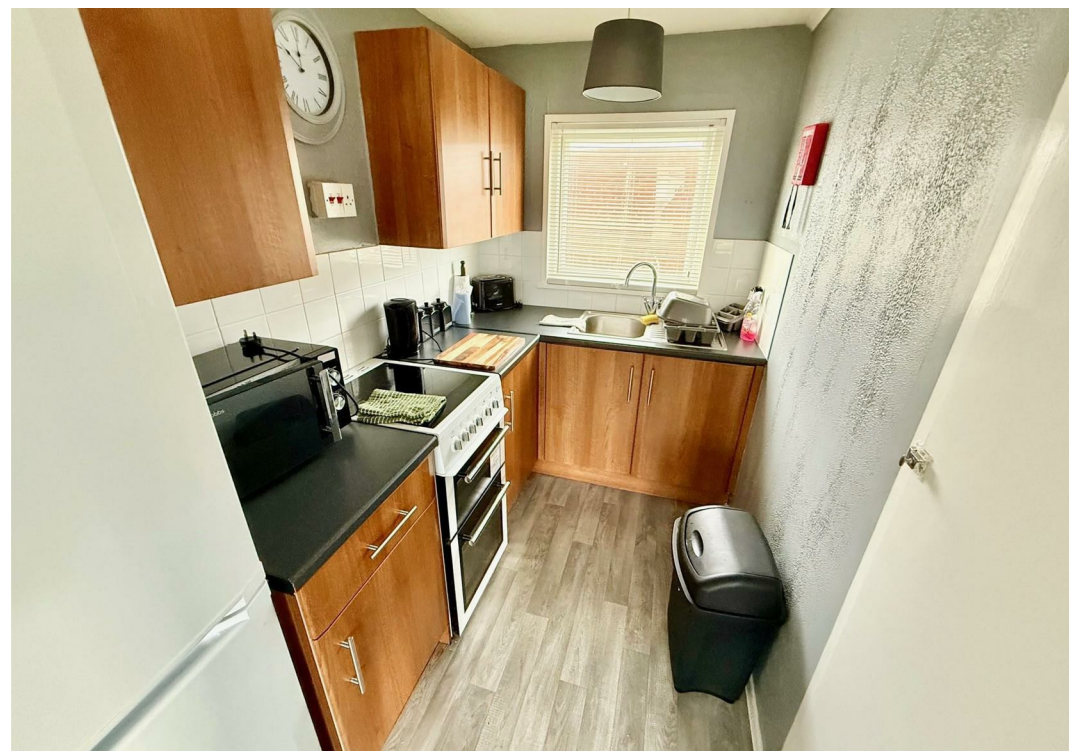
### Bedroom 2

8'0" x 7'4" (2.44 x 2.24)

Plus storage recess, double glazed window to front, power points, electric panel heater, fitted carpet, triple bunk bed.

### Bathroom

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





### Outside

Immediately in front of the chalet is a terrace and beyond the property benefits from communal lawned grounds, parking and use of on site facilities which are very close by.

### Tenure

Leasehold - 99 year lease from 1 January 2000.

The site is now open for 46 weeks of the year opening from 27 February and closing on 4 January. There will be an annual service charge to include water and electric standing charge of £2959.47 for 2025/2026. This figure also includes use of the swimming pool.

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Location

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.

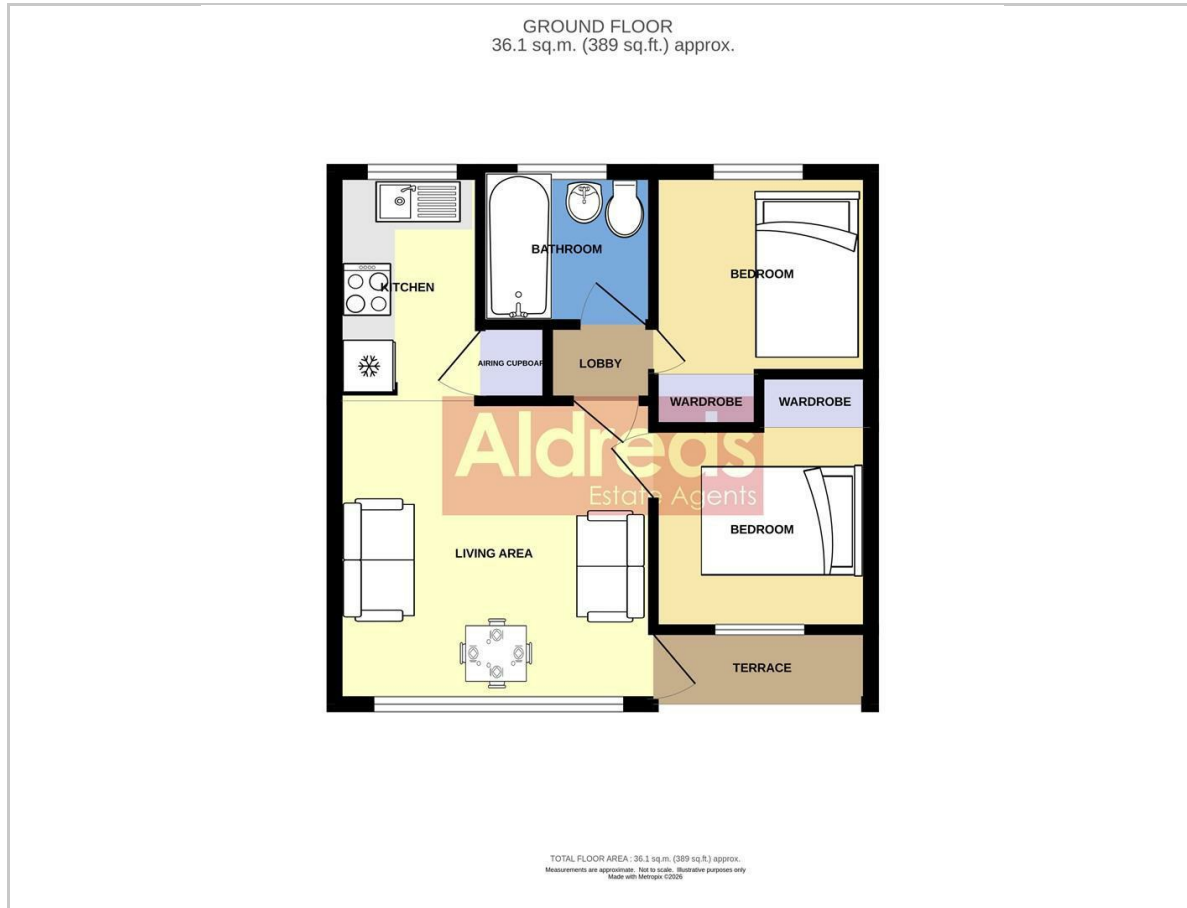
### Directions

From Great Yarmouth proceed North out of town 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 for approximately a quarter of a mile, turn right at the crossroads into California Road, continue for approximately one third of a mile, turn left into California Sands Estate, proceed straight ahead and after a couple of hundred yards bear left and where the road splits take the right hand turn where the chalet can be found part way down on the left hand side.

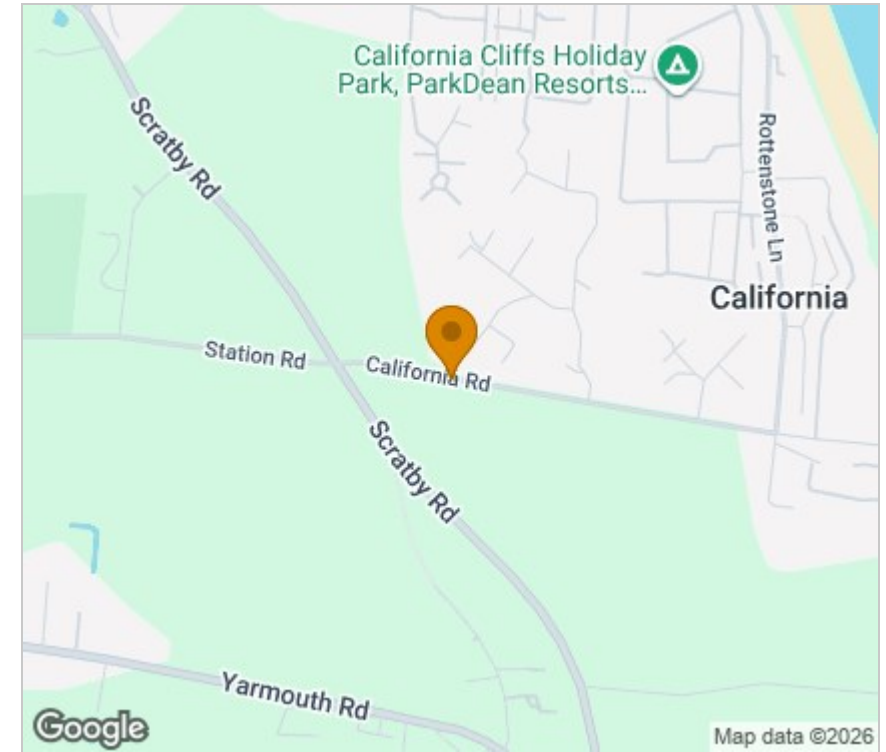
Ref: Y12638/02/26/CF



## 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

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA