



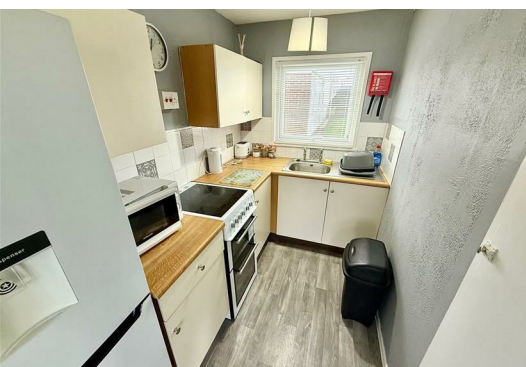
## 347 California Sands Estate California Road

California, Great Yarmouth, NR29 3QL

£27,950



Aldreds are pleased to offer this superbly presented mid 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 wood trim 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 2.26)

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

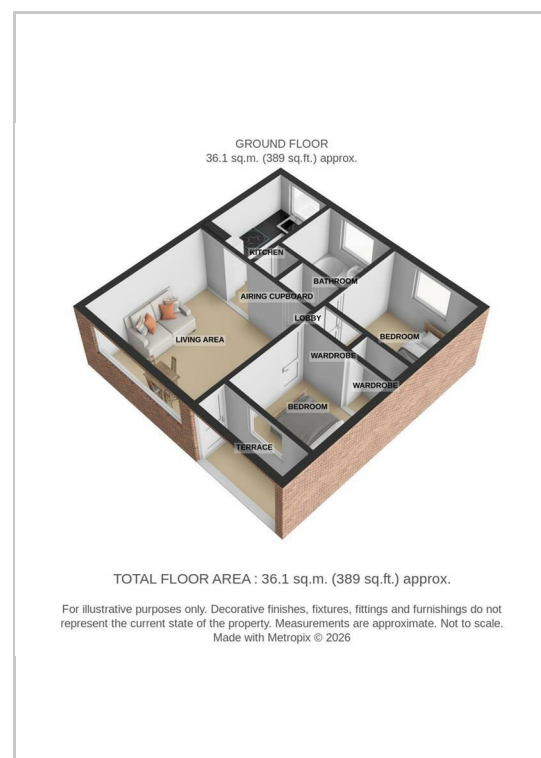
From Great Yarmouth proceed North out of town along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout onto the single carriageway of the Caister Bypass, at the Grange Hotel roundabout take the second 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: Y12639/02/26/CF

## Area Map



## Floor Plans



## Energy Efficiency Graph

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