Aldreds
Estate Agents

392 California Sands California Road

California, Great Yarmouth, NR29 3QL

Offers In The Region Of £25,000

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Aldreds are pleased to offer this much improved and very well presented semi detached holiday chalet on a popular quiet coastal village site. The property is being sold furnished and equipped and offers a living room, kitchenette, two double bedrooms and shower room. Outside there is a larger than average sun trap terrace and communal grounds. The property also benefits from programmable electric heating, double glazed windows and was re-roofed in 2023. The property would make an ideal investment property for personal use or as a holiday let. The vendor advises that there is free 5G WiFi until the end of July, 2027. An early viewing is recommended.

Living Room 11'6" x 11'3" (3.53 x 3.43)

PVC double glazed entrance door, double glazed window to front aspect, programmable electric heater, tiled flooring, tv point, open access to:

Kitchenette 8'5" x 5'2" (2.57 x 1.6)

Fitted kitchen with wood effect wall and matching base units with granite effect work surfaces over, new built in electric oven with four ring electric hob over, fitted extractor hood, recess with fridge/freezer, single drainer stainless steel sink unit, tiled flooring, built in airing cupboard housing the hot water heater with fitted immersion heater, part tiled walls, double glazed window to rear.

Bedroom 1 8'0" x 7'3" (2.44 x 2.21)

Plus wardrobe cupboard, wall mounted electric panel heater, double bed, bedside cabinets, double glazed window to front aspect.

Inner Lobby

Tiled flooring, doors leading off to:

Bedroom 2 8'0" x 7'10" (2.46 x 2.41)

Plus built in wardrobe cupboard, two single beds, bedside table and small drawers, double glazed window to rear aspect.

Shower Room 6'0" x 4'11" (1.83 x 1.5)

White suite comprising corner aqua panelled shower cubicle with electric shower, vanity unit with inset wash basin, low level wc, tiled flooring, electric heated towel rail, frosted double glazed window to rear aspect.

Outside

The property faces a sunny south/easterly aspect with a covered small terrace with storage box and beyond a larger than average paved terrace. Beyond the terrace are communal grounds and nearby parking.

Tenure

Leasehold
99 Year lease from 1973
Current ground rent £848.81
Current Maintenance Charge £2615.83
All site fees have been paid with nothing to be paid until 2027.

Services

Mains water, electric and drainage

Council Tax

Great Yarmouth Borough Council - Band 'A'

Location

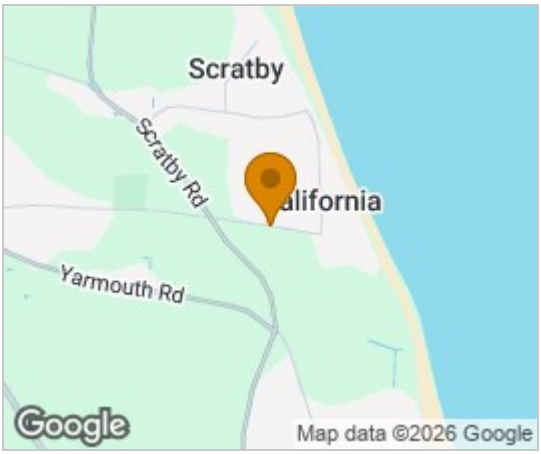
California, Scratby is a coastal village approximately 5 miles north of Great Yarmouth. It has a Sandy beach backed by cliffs * Garden centre with general provisions store * First, Middle and High Schools are available in neighbouring village of Caister on Sea. Local bus services operate between the coastal villages and Great Yarmouth.

Directions

From the Yarmouth office head north along the A149 Caister road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the roundabout into Scratby Road, turn right into California Road where California Sands Estate can be found on the left hand side. Turn in to the site and follow through the site passing the swimming pool and continue round the left hand bend and the chalet can be found at the end almost straight ahead in the block towards the rear of the park.

Ref: Y12356/3/25

Area Map



Floor Plans

Energy Efficiency Graph

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