



## 22 Sunbeach Holiday Village California Road

California, Great Yarmouth, NR29 3QN

£20,000



Aldreds are pleased to offer this attractively presented, south easterly facing end terraced holiday chalet on the periphery of the site, being sold furnished and equipped. The chalet is on a popular coastal village site with nearby amenities and located a short walk to the beach. The accommodation comprises of a living room, kitchenette, two bedrooms and bathroom. The chalet benefits from a small patio terrace, communal gardens, double glazed windows and nearby car parking. An early viewing is recommended.



Living Room 11'8" x 11'5" (3.58 x 3.48)

Part double glazed pvc entrance door, double glazed window to front aspect, wood effect laminate flooring, two sofas, table and chairs, fuse board and meter, tv point, wall mount tv and plasma style electric fire, open access to:

Kitchenette 8'2" x 5'4" (2.49 x 1.63)

Fitted with white wall and matching base units with granite effect roll top work surface over, electric cooker, single drainer stainless steel sink, part tiled walls, wood effect laminate flooring, double glazed window to rear aspect, recess with fridge, built in airing cupboard housing the new pressurised hot water cylinder with a washing machine below.

Bedroom 1 8'0" x 8'0" (2.46 x 2.46)

Plus storage recess, double bed, double glazed window to front aspect, wood effect laminate flooring.

Inner Lobby

Wood effect laminate flooring, doors leading off to:

Bedroom 2 7'10" x 7'4" (2.41 x 2.26)

Plus storage recess, double glazed window to rear aspect, double bed, wood effect laminate flooring.

Bathroom

White suite comprising panel bath, pedestal wash basin, low level wc, part tiled walls, frosted double glazed window to rear aspect.

Outside

To the front of the chalet is a small covered south easterly facing terrace with an enclosed gated entrance and beyond communal lawned grounds with nearby car parking.

Tenure

Leasehold.  
60 years from 01.11.1996  
Site fees for 2026 = £2,081 plus VAT  
Site open March to October  
Dogs allowed if kept on a lead.

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Location

California and Scratby are coastal villages approximately 5 miles north of Great Yarmouth. With sandy beaches 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. California owes its name to the discovery of 16th century gold coins on the beach in 1848 at the same time as the Californian 'gold rush' was taking place in America. These lovely, quieter villages are great holiday spots bordering the sea, and ideal touring bases for Great Yarmouth, the Norfolk Broads and surrounding countryside.

Directions

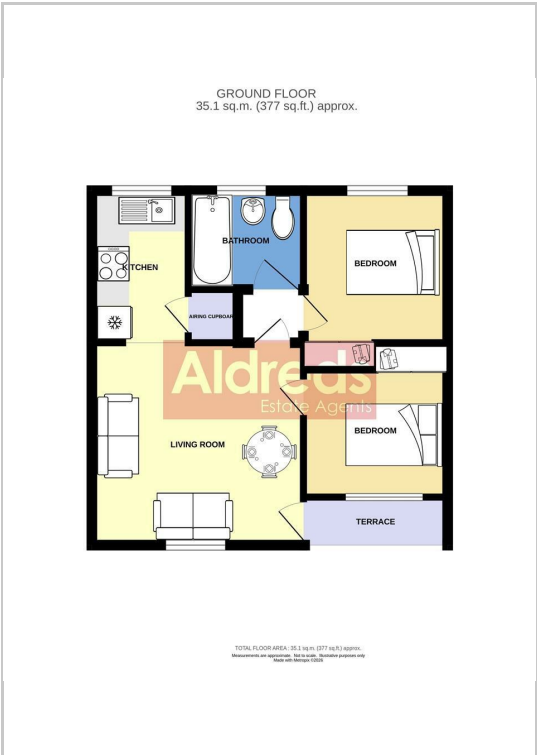
Leave Yarmouth heading north along the A149 Caister Road, continue past the Yarmouth Stadium at the roundabout turn left onto the Caister Bypass at the next roundabout continue over into Jack Chase Way, at the Grange Hotel roundabout, take the second exit into Scratby Road, turn right just past the East Coast Family Restaurant into California Road, turn left into the Sunbeach Holiday Village and bear right past the reception building and turn in to the first car park on the right. Park at the bottom and walk through to the edge of the site where the chalet can be found.

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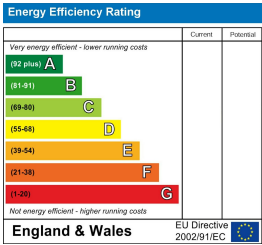
Area Map



Floor Plans



Energy Efficiency Graph



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