



43 California Sands California Road

California, Great Yarmouth, NR29 3QN

£37,000



43 California Sands California Road

California, Great Yarmouth, NR29 3QN

FREEHOLD Situated on a popular coastal village site with onsite amenities including a swimming pool, Aldreds are pleased to offer this well presented mid terraced FREEHOLD holiday chalet which is being offered equipped with contents. The accommodation comprises of a living room, kitchenette with appliances, two bedrooms and a bathroom. Outside there are communal gardens and nearby parking. The property also has the benefit of double glazed windows and would offer a superb investment with low running costs.

Living Room

11'8" x 11'5" (3.57 x 3.49)

Part double glazed pvc entrance door, double glazed window to front aspect, meter cupboard, table and chairs, two sofas, fitted carpet, wall mounted electric heater, open access to:

Kitchenette

8'0" x 5'4" (2.44 x 1.65)

Fitted with wood effect wall and matching base units with work surface over, built in electric oven with four ring ceramic hob over, single drainer stainless steel sink unit, part tiled walls, double glazed window to rear aspect, airing cupboard housing the hot water cylinder, tiled flooring.

Bedroom 1

8'0" x 7'6" (2.44 x 2.31)

Plus built in wardrobe cupboard, double glazed window to front aspect, double bed, fitted carpet.

Inner Lobby

Doors leading off to:

Bedroom 2

8'0" x 7'5" (2.44 x 2.27)

Plus built in wardrobe cupboard, double glazed window to rear aspect, two single beds.

Bathroom

White suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, tiled walls, frosted double glazed window to rear aspect.





Outside

Immediately in front of the chalet is a paved terrace beyond which are the communal lawned gardens. The chalet also has car parking nearby.

Tenure

Freehold

Site fees for 2024 - £1256 including VAT including water and sewerage charge

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Location

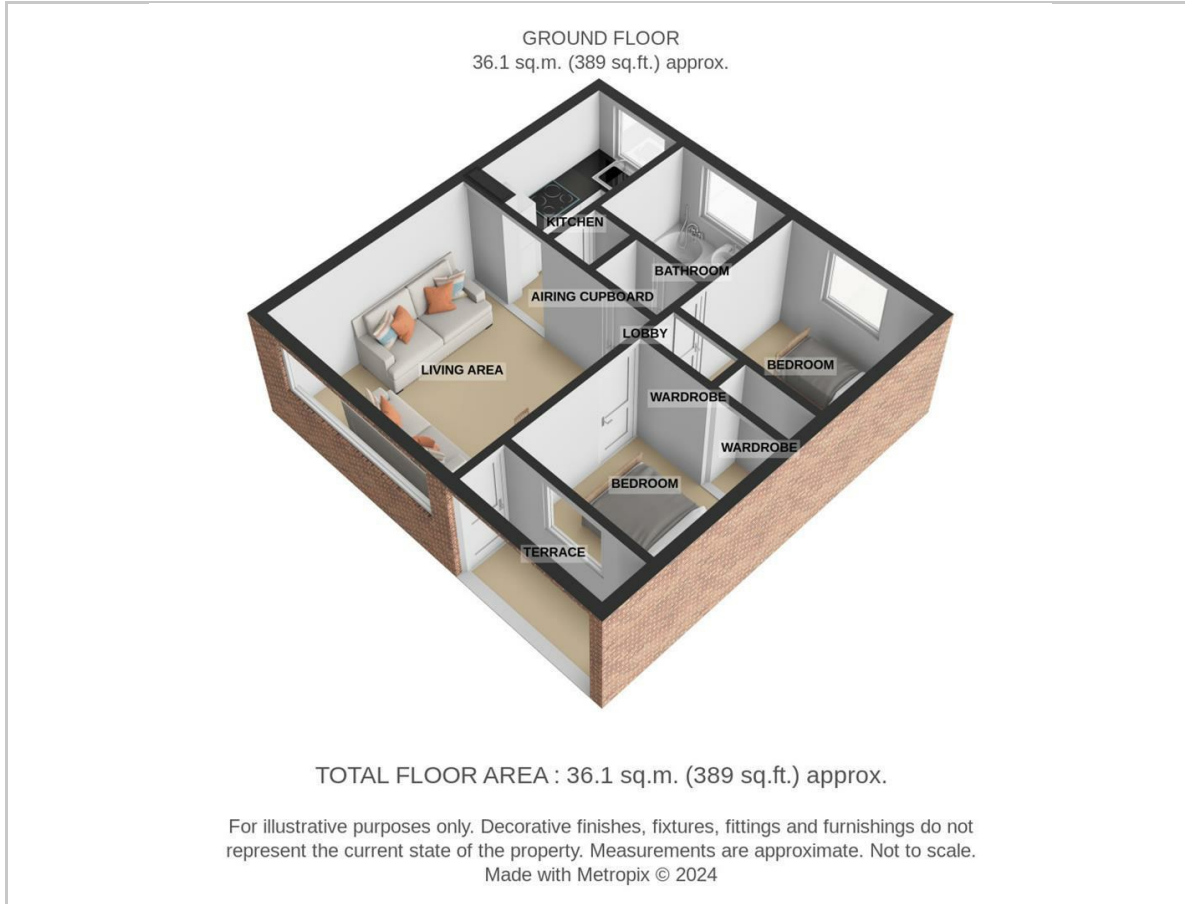
California, Scratby is a coastal village approximately 5 miles north of Great Yarmouth. It has a Sandy beach backed by cliffs * Garden centre with general provisions store * First, Middle and High Schools are available in neighbouring village of Caister on Sea. Local bus services operate between the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

Directions

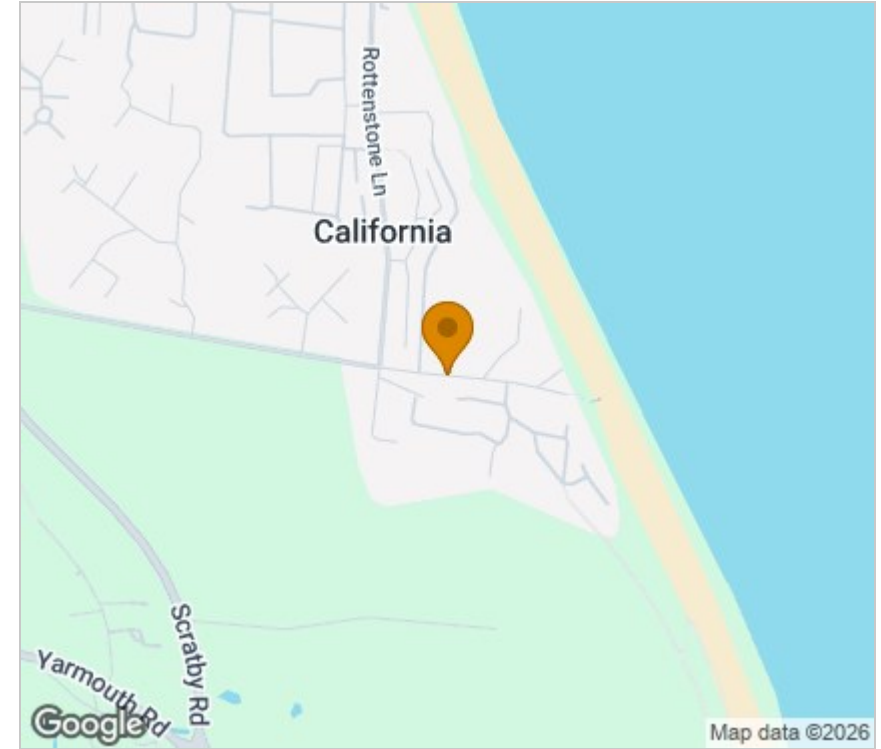
From Yarmouth proceed North along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout onto the single carriageway of the Caister Bypass, at the Grange Hotel roundabout take the second exit and follow the Coast Road to the former Wheelstop Restaurant, turn right into California Road, continue for approximately one third of a mile, turn first left in to the California Sands chalet site. After a short distance bear right and continue to the first car park on the right where the chalet can be found in one of the blocks adjacent.

Y12682/04/26

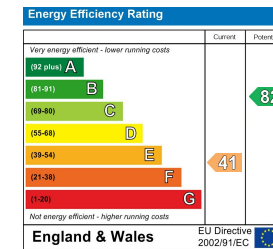
Floor Plan



Area Map



Energy Efficiency Graph



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 <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