Aldreds
Estate Agents

60 Beach Road Chalet Park Beach Road

Scratby, Great Yarmouth, NR29 3NW

£23,950

2 1 1 E

Aldreds are pleased to offer this attractively presented, well equipped two bedroom, southerly facing mid terraced holiday chalet situated within this popular peaceful and quiet Scratby site. The spacious chalet offers accommodation including an open plan living room/kitchen, two bedrooms and wet room. This well maintained site offers communal lawned grounds, parking, outdoor seasonal swimming pool and children's play area with the Whites Lounge Bar at the site entrance. Early internal viewing is highly recommended. The chalet is to be sold furnished and equipped, and boasts the EPC rating 'E'.

Living Room 11'8" x 11'3" (3.56 x 3.45)
Part double glazed PVC entrance door, double glazed window to front aspect, power points, tv point, two arm chairs, sofa bed, table and chairs, doors leading off, fitted carpet, open plan aspect to:

Kitchenette 8'5" x 5'2" (2.57 x 1.60)
Double glazed window to rear aspect, range of fitted light wood finish wall and matching base kitchen units with wood effect work surfaces over, sink and drainer, recess with electric cooker, recess with fridge, vinyl flooring, part tiled walls, cupboard housing the hot water heater with fitted immersion heater.

Bedroom 1 8'5" x 8'2" (2.58 x 2.49)
Including wardrobe storage, double glazed window to front aspect, fitted carpet, double bed.

Inner Lobby
Doors leading off to:

Bedroom 2 8'1" x 8'1" (2.48 x 2.47)
Including wardrobe storage, double glazed window to rear aspect, fitted carpet, single bed.

Wet Room
Waterproof floor membrane with floor drainage and designated shower area with electric shower, low level wc, pedestal wash basin, part tiled walls, frosted double glazed window to rear aspect.

Outside
Southerly facing aspect with an area of paved patio immediately in front of the chalet. The chalet sits in a quiet spot in this popular holiday site with communal lawned grounds and nearby parking. The site offers a heated outside seasonal swimming pool - 1 May to 15 September and is nicely located only a short distance away from Scratby beach.

Tenure
Leasehold.
99 years from 1st October 1972
Site fees for 2025/26 - £1800.29 (inclusive of VAT) and due annually in October.
Site open from 1st March to 31st October and 15th December to 4th January
Dogs are allowed must be kept on a lead.

Services
Mains water, electric pre-payment modern style coin operated meter and drainage

Council Tax
Great Yarmouth Borough Council - Band 'A'

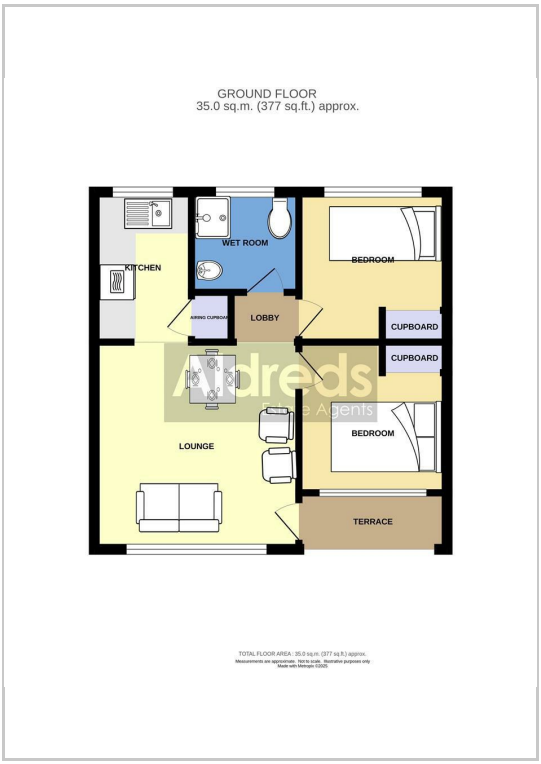
Location
California and Scratby are coastal villages approximately 5 miles north of Great Yarmouth. With sandy beaches backed by cliffs * Garden centre with general provisions store * First, Middle and High Schools are available in neighbouring village of Caister on Sea. Local bus services operate between 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
From the Yarmouth office head north on the A149 Caister Road, continue past the Yarmouth Stadium at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, at the Grange Hotel roundabout take the second exit into Scratby Road, turn right at the Scratby Garden Centre into Beach Road, turn left into Beach Road Chalet Park and after a short distance bear left in front of the reception building and follow the road down and around to the right. The chalet can be found straight ahead in a block towards the rear of the site.

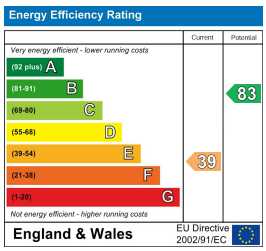
Ref: Y12518

Area Map

Floor Plans



Energy Efficiency Graph



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