

Aldreds
Estate Agents

169 Beach Road Chalet Park Beach Road

Scratby, Great Yarmouth, NR29 3NW

£35,000



169 Beach Road Chalet Park Beach

Scratby, Great Yarmouth, NR29 3NW

Aldreds are pleased to offer this south facing, modernised and very well presented, three bedroom, two storey mid terraced holiday chalet situated in this popular chalet site situated in a prime spot yards from the main site amenities. Accommodation comprises of an entrance hall, three ground floor bedrooms, first floor open plan living space, kitchen and bathroom. The property also benefits from double glazed windows, electric heating and is being sold furnished and equipped. This well located site offers communal lawned grounds, parking, outdoor swimming pool and children's play area all within yards of the property. View early to avoid disappointment.

Entrance Hall

Part double glazed pvc entrance door with double glazed side panel, stairs rising to first floor, understairs cupboard, fitted carpet, doors leading off to:

Bedroom 1

9'8" x 7'8" (2.97 x 2.36)

Double glazed window to rear aspect, triple bunk bed, wardrobe, drawers, wall mounted electric panel heater, fitted carpet.

Bedroom 2

8'7" x 7'8" (2.64 x 2.36)

Double glazed window to front aspect, wall mounted electric panel heater, fitted carpet, double bed, wardrobe, drawers.

Bedroom 3

6'9" x 5'4" (2.08 x 1.63)

Double glazed window to rear aspect, wall mounted electric panel heater, fitted carpet, single bed.

First Floor Landing

Open access to:

Living Room Area

16'0" maximum x 12'9" (4.89 maximum x 3.89)

Double glazed window to front aspect, wall mounted electric panel heater, fitted carpet, wall mount tv point, fitted carpet, two sofas, table and chairs, open access to:

Kitchen Area

6'9" x 5'6" (2.08 x 1.69)

Quality fitted white gloss kitchen with wall and matching base units with granite effect work surfaces over, built in electric oven, four ring ceramic hob, recess with fridge, single drainer stainless steel sink unit, part tiled walls, wood effect vinyl flooring, frosted double glazed window to rear aspect.





Shower Room

White suite comprising corner quadrant tiled shower cubicle with electric shower fitting, vanity unit with inset wash basin, low level wc, wood effect vinyl flooring, chrome electric towel rail/radiator, frosted double glazed window to rear aspect.

Outside

The chalet sits in a nice position facing a southerly direction with well maintained communal grounds and onsite parking available. Just across the lawned area is a seasonal outdoor communal swimming pool and childrens play area.

Tenure

Leasehold.

99 years from 1st October 1972

Site fees for 2024/2025 £1,653.19 (breakdown on request)

Site open from 1st March to 31st October

Dogs are allowed must be kept on a lead.

Council Tax

Great Yarmouth Borough Council - Band 'A'

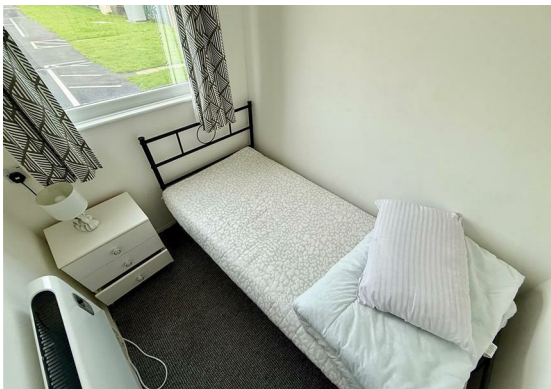
Location

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.

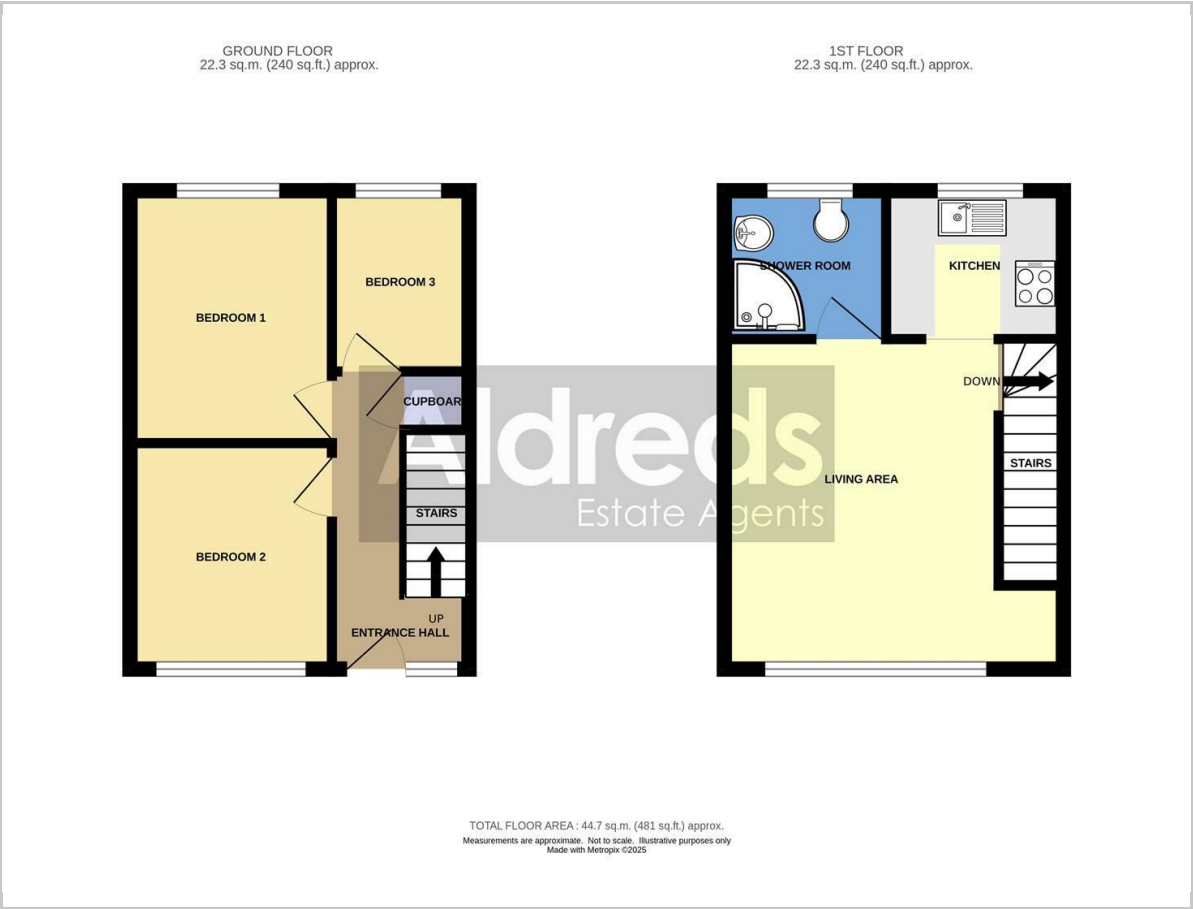
Directions

From the Yarmouth office head north 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 where the chalet can be found just to the left hand side beyond the childrens play area and swimming pool.

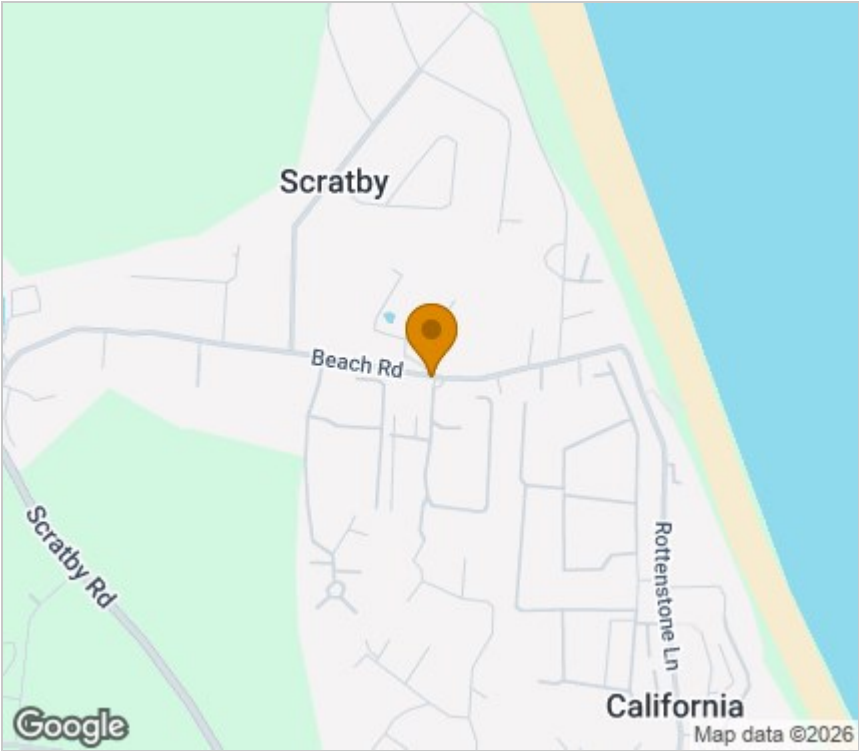
Ref: Y12563/11/25/CF



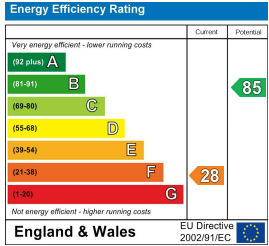
Floor Plan



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