

Aldreds
Estate Agents



46. Sunbeach California Road
California, Great Yarmouth, NR29 3QN
£30,000



46. Sunbeach California Road

California, NR29 3QN

Aldreds are pleased to offer this attractively presented, south facing semi detached holiday chalet sold 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 adjacent car parking. An early viewing is recommended.

Living Room

11'9" x 11'5" (3.58 x 3.48 (3.59 x 3.49))

Part double glazed pvc entrance door, double glazed window to front aspect, wood effect vinyl flooring, two sofas, fuse board and meter, wall mount tv point, open access to:

Kitchenette

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

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

Bedroom 1

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

Plus storage recess, double bed, bedside cabinets, double glazed window to front aspect.

Inner Lobby

Doors leading off to:

Bedroom 2

7'11" x 7'5" (2.41 x 2.26 (2.42 x 2.25))

Plus storage recess, double glazed window to rear aspect, two single beds, bedside cabinet.

Bathroom

White suite comprising panel bath with electric shower over, vanity unit with inset wash basin, low level wc, mainly tiled walls, frosted double glazed window to rear aspect.





Outside

To the front of the chalet is a small covered southerly facing terrace and beyond communal lawned grounds with adjacent car parking.

Tenure

Leasehold.

60 years from 01.11.1996

Site fees for 205/2026 = £1820 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.

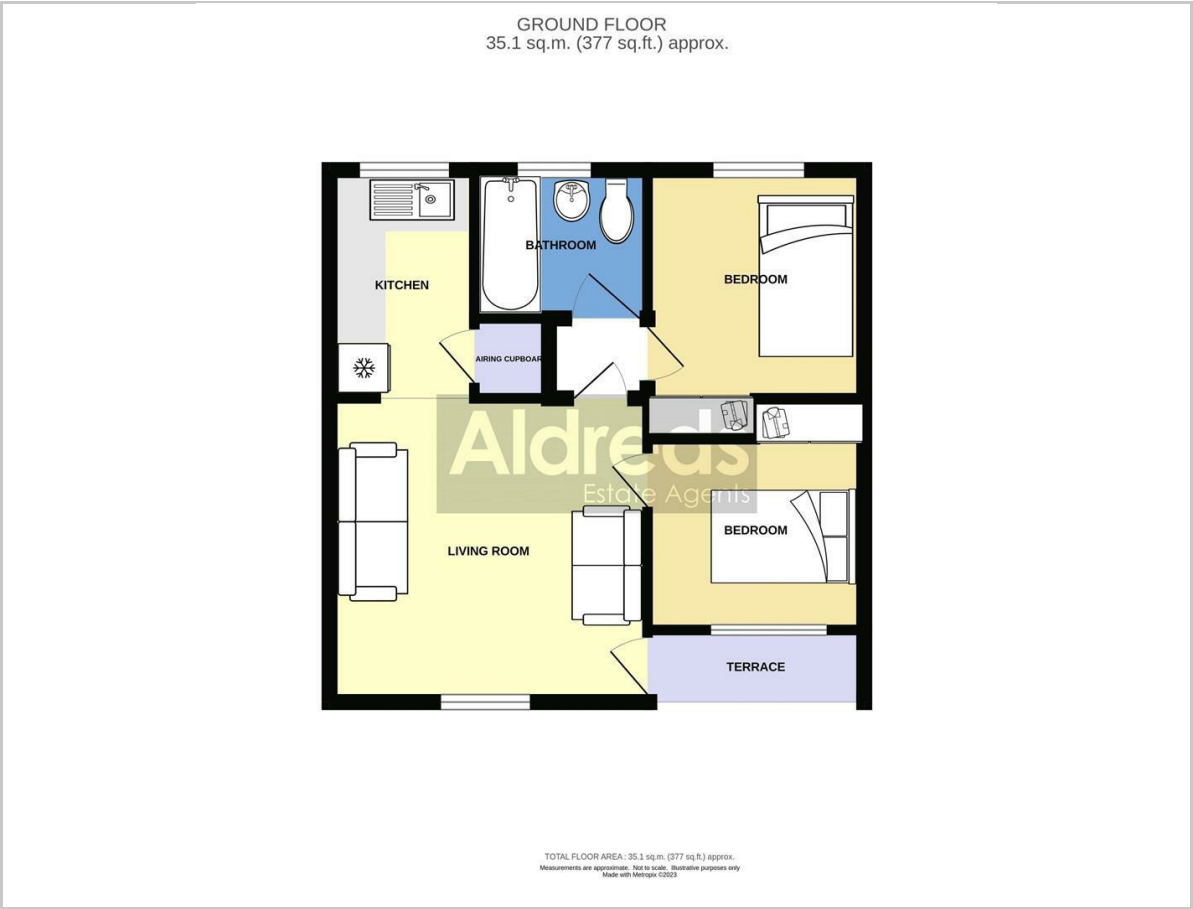
Directions

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 continue to the bottom of the car park where the chalet can be found on the right hand side.

Y12629/02/26/CF



Floor Plan

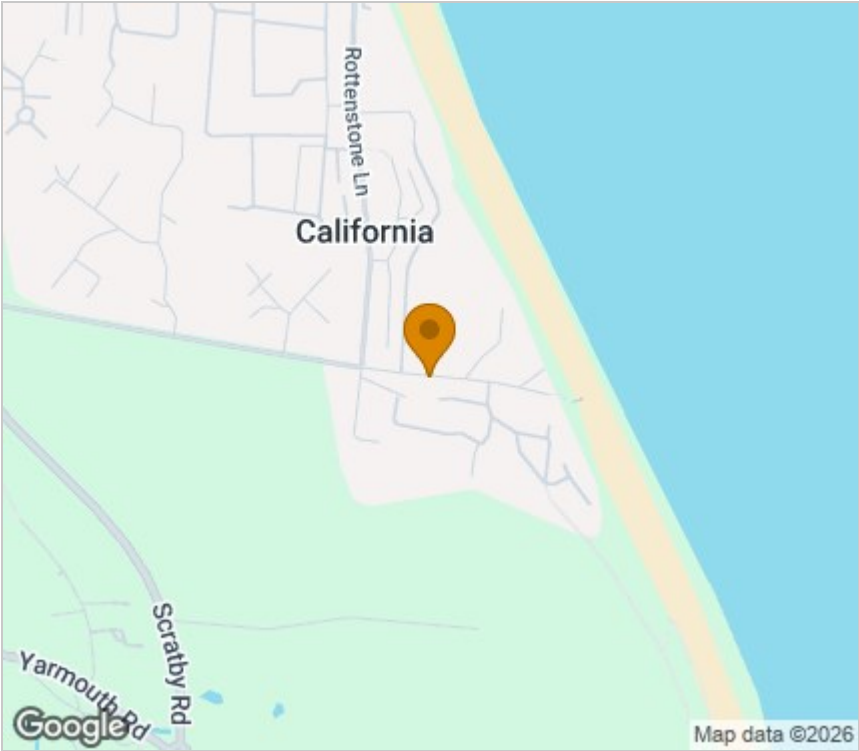


Viewing

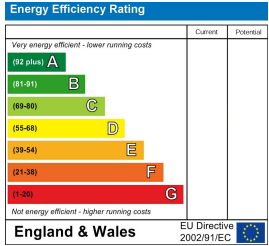
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph



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