



43 California Sands California Road

California, Great Yarmouth, NR29 3QN

£37,000



## 43 California Sands

California, Great Yarmouth,

\*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

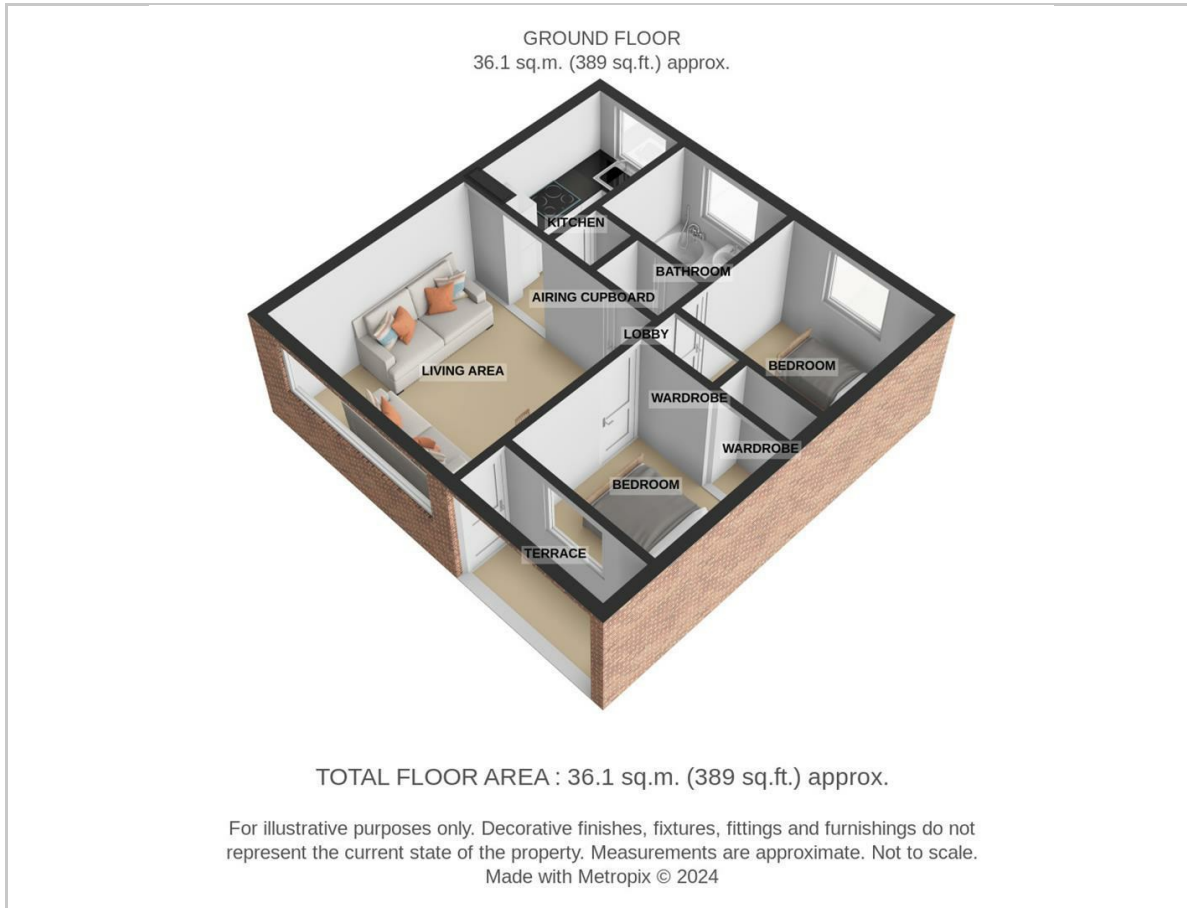
California, Scratby is a coastal village approximately 5 miles north of Great Yarmouth. It has a Sandy beach backed by cliffs \* Garden centre with general provisions store \* First, Middle and High Schools are available in neighbouring village of Caister on Sea. Local bus services operate between the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

### Directions

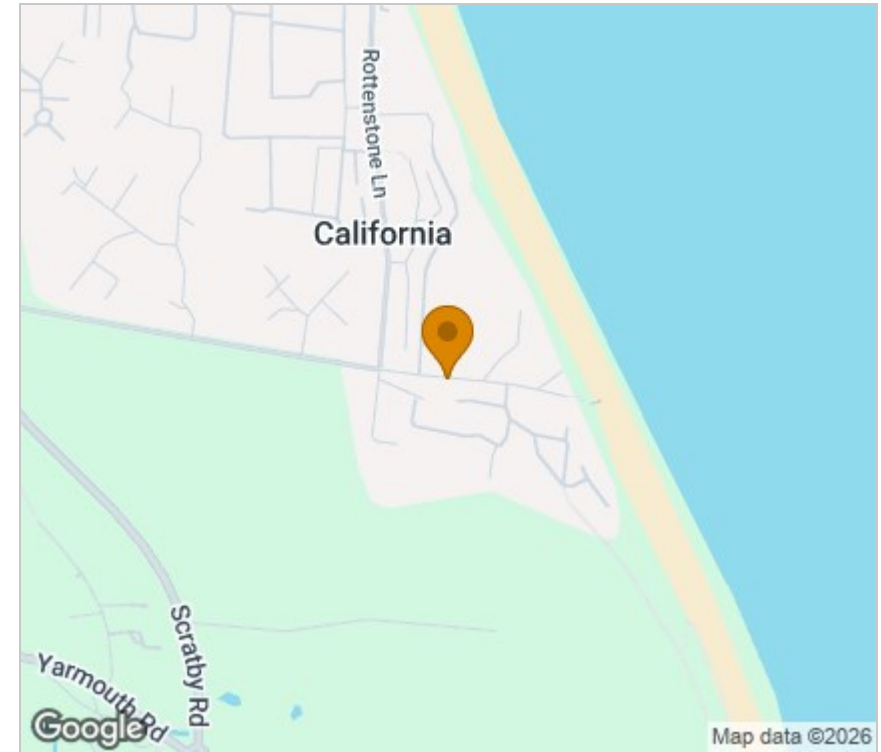
From Yarmouth proceed North along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout onto the single carriageway of the Caister Bypass, at the Grange Hotel roundabout take the second exit and follow the 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.

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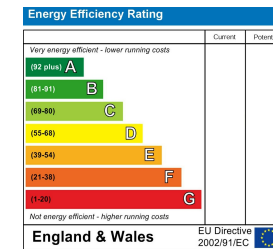
## Floor Plan



## 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

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