



Aldreds
Estate Agents



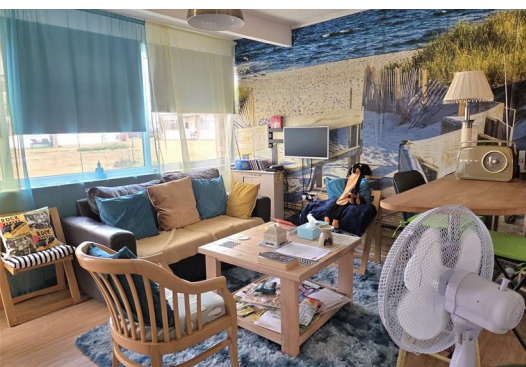
131 Sunbeach Holiday Village California Road

California, NR29 3QW

Asking Price £22,950



Aldreds are pleased to offer this attractively presented, two bedroom end terrace holiday chalet situated in a pleasant position in the popular Sunbeach Holiday Village. Lovingly maintained by the current owners, the property has undergone refurbishment including pvc double glazed windows and has been re-roofed over recent years. The property is sold equipped with furnishings and offers an open plan kitchen/living room, two bedrooms and bathroom and would make an ideal investment property.



Open Plan Living Area 11'9" x 11'4" (3.58 x 3.45 (3.59 x 3.46))

Part double glazed pvc entrance door, double glazed window to front aspect, wood effect laminate flooring, power points, tv point, door leading off, open plan access to lobby and:

Kitchen Area 8'6" x 5'5" (2.59 x 1.65 (2.6 x 1.64))

Double glazed window to rear aspect, cupboard housing the hot water cylinder with immersion heater, a range of modern fitted white kitchen units with solid wood butchers block style work surface with breakfast bar offering a dining space into living area, stainless steel sink and drainer with mixer tap, power points, electric cooker, wood effect laminate flooring.

Bedroom 1 8'1" x 7'5" (2.46 x 2.26)

Double glazed window to front aspect, wood effect laminate flooring, power point, built in wardrobe.

Inner Lobby

Doors leading off:-

Bedroom 2 8'0" x 7'3" (2.44 x 2.21 (2.45 x 2.22))

Double glazed window to rear aspect, power points, built in wardrobe, fitted carpet.

Bathroom

Frosted double glazed window to rear aspect, tiled walls, low level WC, hand wash basin, panel bath with tiled surround and electric shower over, mosaic effect vinyl flooring.

Outside

Communal lawned grounds, parking and use of on site facilities including the Dutchy's Tavern. Outside the front, side and rear of the chalet are planted borders.

Tenure

Leasehold. Term remaining approximately 36 years. Service charge and ground rent to be confirmed.

Services

Mains water, electric, 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

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 Park, follow the access road, turn left near Dutch's Tavern where the property can be found on the left of the adjacent car park.

Contact

Jackie Reed, Eleanor Meadows, Richard Harpley or Jennie Johnson.

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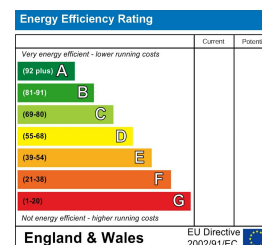
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer

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