



328 California Sands Estate California Road

California, Great Yarmouth, NR29 3QL

£33,950



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California, Great Yarmouth, NR29 3QL

Aldreds are pleased to offer this fully renovated and immaculately presented semi detached holiday chalet on a popular quiet coastal village site offered with a 46 week occupancy. The property is finished to a very high standard and is being sold furnished and equipped and offers a living room, kitchenette, two double bedrooms and shower room. Outside there is a sun trap south facing resin bound terrace and communal grounds. The property would make an ideal investment property for personal use or as a holiday let. An early viewing is recommended.

Entrance Conservatory

Double glazed french doors, built in storage cupboard, part double glazed pvc door to:

Living Room

11'8" x 11'1" (3.56 x 3.40)

Wood effect laminate flooring, sofa, table and chairs, stove fire, open access to:

Kitchenette

8'5" x 5'4" (2.57 x 1.63)

Double glazed window to rear, quality fitted kitchen with a range of white gloss units with wall and matching base units with polished finish work surfaces over, tiled walls and flooring, stainless steel sink and drainer, power points, electric cooker, fridge/freezer, cupboard housing the instant hot water heater with washing machine below.

Bedroom 1

8'0" x 7'4" (2.44 x 2.26)

Plus wardrobe storage recess, double glazed window to front, power points, electric heater, wood effect laminate flooring, double bed.

Inner Lobby

Doors leading off to:

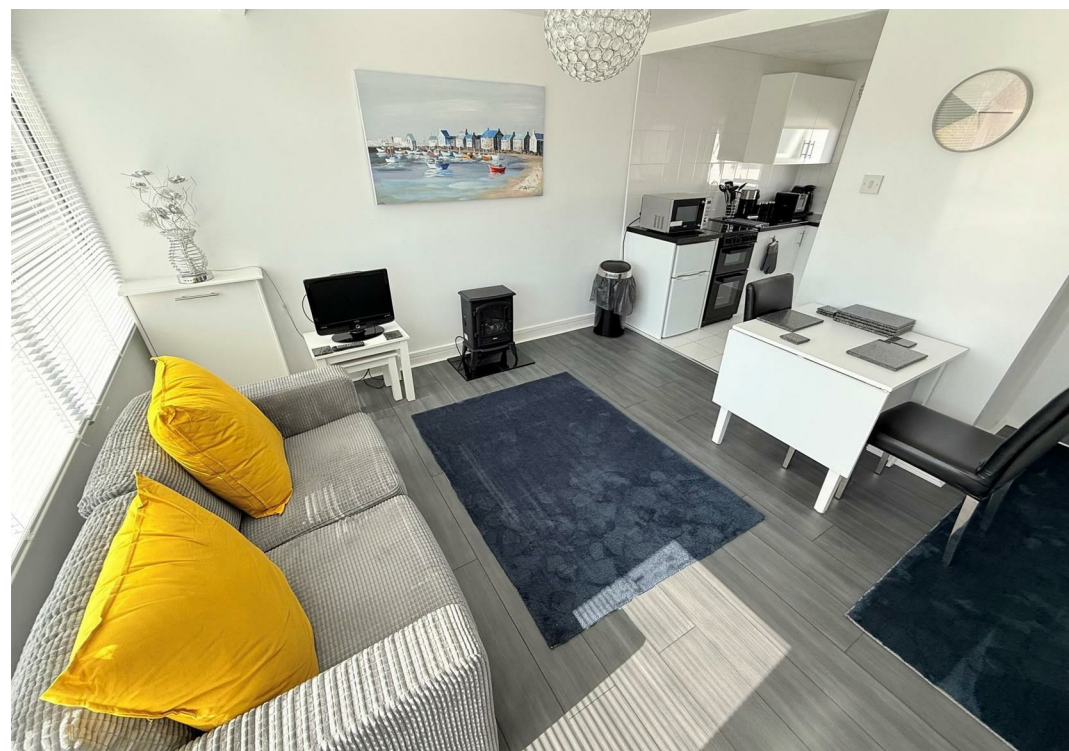
Bedroom 2

8'0" x 7'4" (2.44 x 2.26)

Plus wardrobe storage recess, double glazed window to rear, power points, electric heater, wood effect laminate flooring.

Shower Room

Full width tiled shower cubicle with an electric shower fitting, low level wc, vanity unit with inset wash basin, tiled walls, wood effect laminate flooring, frosted double glazed window to rear aspect.





Outside

Immediately in front of the chalet is a full width resin bound terrace which faces a southerly aspect and beyond the property benefits from communal lawned grounds, parking and use of on site facilities which are very close by.

Tenure

Leasehold - 99 year lease from 1 January 2000.

The site is now open for 46 weeks of the year opening from 27 February and closing on 4 January. There will be an annual service charge to include water and electric standing charge of £2959.47 for 2026/2027. This figure also includes use of the swimming pool.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Services

Mains water, electric and drainage.

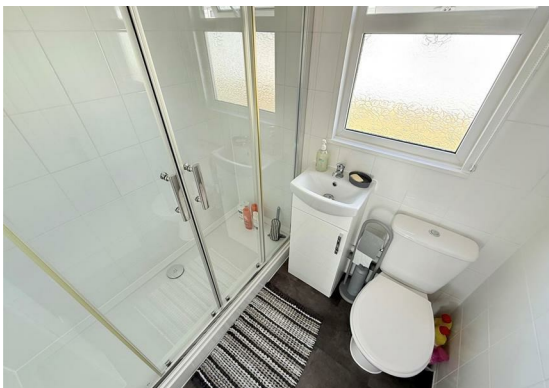
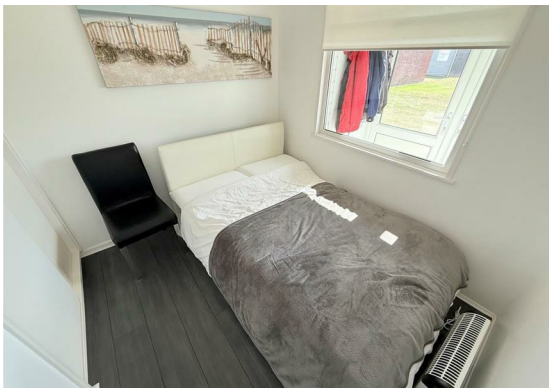
Location

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.

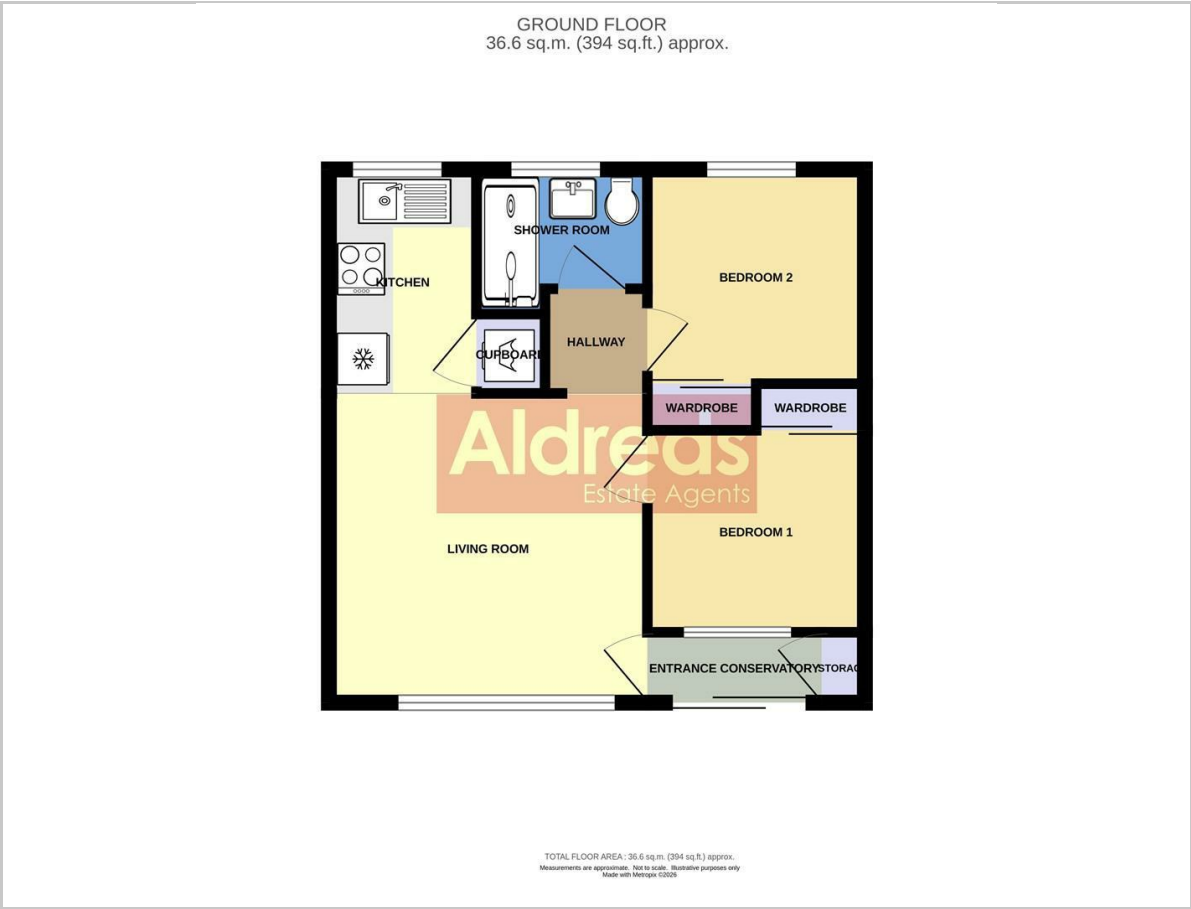
Directions

From Great Yarmouth proceed North out of town 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 for approximately a quarter of a mile, turn right at the crossroads into California Road, continue for approximately one third of a mile, turn left into California Sands Estate, proceed straight ahead and after a couple of hundred yards bear left and where the road splits take the left hand turn where the chalet can be found part way down on the right hand side.

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Floor Plan

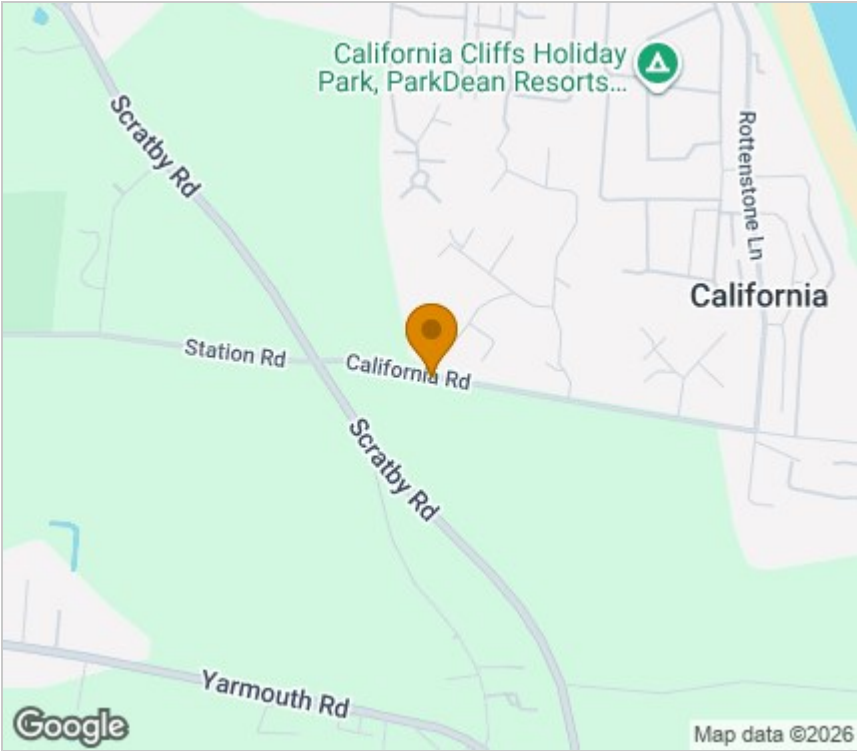


Viewing

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.

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Area Map



Energy Efficiency Graph



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