



California Sands Estate California Road

Scratby, NR29 3QL

£45,950



Aldreds are pleased to offer this immaculately presented and much improved, mid terraced FREEHOLD chalet on a sought after and well maintained coastal site offering a superb range of on site amenities. The current owner has presented this attractive chalet to a high standard and has accommodation comprising a larger than average living room, modern kitchenette, larger than average main bedroom and additional second bedroom and, quality fitted shower room. Outside there are communal grounds and nearby parking. The property also benefits from double glazed windows and a new roof in 2025. An early viewing is recommended



Living Room 11'8" x 11'4" (3.57 x 3.47)

Part double glazed pvc entrance door and double glazed window to front aspect, television point, engineered wooden flooring, corner cupboard housing the electric meter and fuse box, open access to:

Kitchenette 8'3" x 5'3" (2.53 x 1.62)

Fitted cream wood effect wall and matching base units with roll top work surfaces over, part tiled walls, engineered wooden flooring, instant hot water heater in cupboard under sink, fridge, built in electric oven with four ring ceramic hob over, double glazed window to rear, built in cupboard housing storage space and plumbing for a washing machine.

Bedroom 1 10'5" x 8'1" (3.20 x 2.47)

Plus a built in wardrobe cupboard, engineered wooden flooring, double glazed window to front aspect.

Inner Lobby

Engineered wooden flooring, doors leading off to:

Bedroom 2 8'0" x 7'3" (2.46 x 2.23)

Plus built in wardrobe cupboard, engineered wooden flooring.

Shower Room

Tiled shower cubicle with electric shower fitting, low level wc with concealed cistern, vanity unit with inset wash basin, tiled walls, frosted double glazed windows to rear aspect.

Outside

To the front of the property is a paved terrace beyond which are communal grounds and nearby parking. The chalet is located in a good location a short walk from the on site amenities.

Tenure

Freehold

Site fees for 2026 - £1900 approximately to include water, sewerage and electricity standing 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

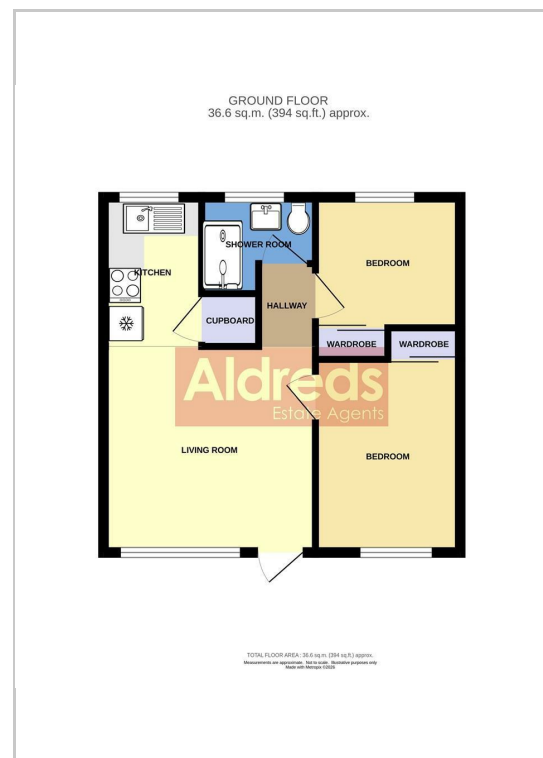
From Yarmouth proceed North along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout onto the single carriageway of the Caister Bypass, at the Grange Hotel roundabout take the second exit and follow the 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 left by the site sign and bear left again after 50 yards. The chalet can be found on the left hand side after a short distance.

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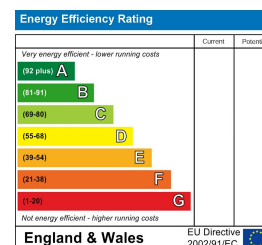
Area Map



Floor Plans



Energy Efficiency Graph



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