Aldreds
Estate Agents

94 Sunbeach California Road

California, Great Yarmouth, NR29 3QN

£18,000

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Aldreds are pleased to offer this semi detached holiday chalet which would benefit from some further cosmetic refurbishment. 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 and double glazed windows. An early viewing is recommended.

Living Room 11'9" x 11'5" (3.59 x 3.49)
Part double glazed pvc entrance door, double glazed window to front aspect, fitted carpet, fuse board and meter, tv point, open access to:

Kitchenette 8'2" x 5'4" (2.49 x 1.63)
Fitted with wall and base units with work surface over, electric cooker, single drainer stainless steel sink, part tiled walls, double glazed window to rear aspect, built in airing cupboard housing the copper hot water cylinder.

Bedroom 1 8'1" x 8'0" (2.47 x 2.46)
Plus double wardrobe cupboard, double glazed window to front aspect.

Inner Lobby
Doors leading off to:

Bedroom 2 7'11" x 7'4" (2.42 x 2.25)
Plus double wardrobe cupboard, double glazed window to rear aspect.

Bathroom
White suite comprising panel bath with tiled surround, pedestal wash basin, low level wc, frosted double glazed window to rear aspect.

Outside
To the front of the chalet is a small covered south/easterly facing terrace and beyond communal lawned grounds with nearby car parking.

Agents Note
Photos were taken before the property was cleared and are for indicative purposes only

Tenure
Leasehold.
60 years from 01.11.1996
Site fees for 2023 = £1820 Plus VAT
Site open March to October
Dogs allowed if kept on a lead.

Services
Mains water, electric and drainage.

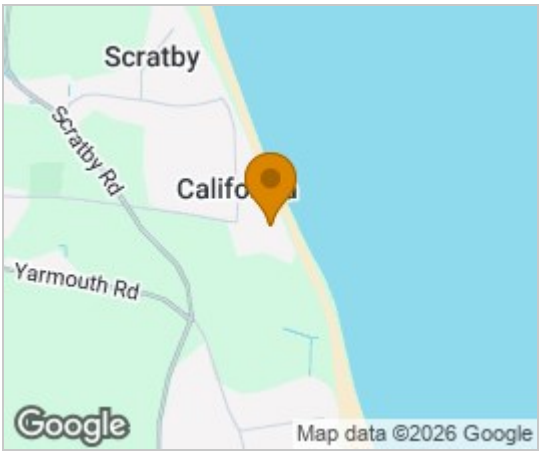
Council Tax
Great Yarmouth Borough Council - Band 'A'

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 after a short distance turn left by the reception building and follow the road around to the right where the chalet can be found on the right hand side.

Ref: Y11885/10/23/CF

Area Map



Floor Plans

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