Aldreds
Estate Agents



106 Sunbeach Holiday Village California Road

California, Great Yarmouth, NR29 3QN

£24,000

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Aldreds are pleased to offer this very well presented, end terraced holiday chalet on this popular well serviced coastal site. The chalet has been maintained to a high standard and benefits from a modern fitted kitchen with appliances and tasteful decoration throughout. The accommodation comprises of an open plan living room/kitchen, two double bedrooms and modern shower room. The property also benefits from double glazed windows and would make an ideal investment property being sold fully equipped with quality furnishings.







Living Room 11'8" x 11'5" (3.58 x 3.48)
Double glazed window to front aspect, part double glazed pvc entrance door, wood effect flooring, two sofas, table and chairs, wall mounted tv, open access to:

Kitchenette 8'2" x 5'4" (2.49 x 1.65)
Refitted with white gloss wall and matching base units with granite effect roll top work surface over, recesses with fridge/freezer and electric cooker, microwave, single drainer stainless steel sink unit, vinyl flooring, part tiled walls, double glazed window to rear aspect, built in cupboard housing the hot water heater.

Bedroom 1 8'0" x 7'4" (2.44 x 2.26)
Plus built in wardrobe, double bed, bedside cabinet, double glazed window to front aspect, fitted carpet.

Inner Lobby
Doors leading off to:

Bedroom 2 8'0" x 7'4" (2.44 x 2.26)
Plus built in wardrobe, two single beds, bedside cabinet, double glazed window to rear aspect, fitted carpet.

Shower Room
Replacement suite with a corner quadrant tiled shower cubicle with electric shower fitting, low level wc, vanity unit with inset wash basin, grey vinyl flooring, frosted double glazed window to rear aspect.

Outside
Part covered terrace and patio area with a gated access, communal gardens and adjacent on site parking.

Tenure
Leasehold

Lease commenced in 1996 with the remainder of a 60 year lease.

Site fees 2024/25 Approximately £2865.39

Site open March – End October

Dogs allowed

Council Tax
Great Yarmouth Borough Council - Band 'A'

Location
California is adjacent to Scratby. 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 East Coast Family Restaurant, turn right into California Road, continue for approximately one third of a mile, continue past the California Sands Estate, take the next turning left into Sunbeach Holiday Village, follow the site road down and bear left in front of the reception building and continue past Dutchy's tavern, where the property can be found on the right.

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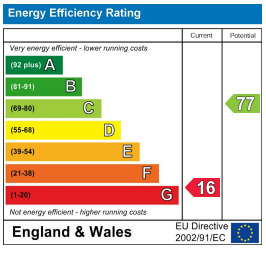
Area Map



Floor Plans



Energy Efficiency Graph



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