



## 26 Sunbeach Chalet Park, California Road

California, Great Yarmouth, NR29 3QL

£34,950



Aldreds are pleased to offer this superbly presented, renovated end terraced holiday chalet which is a short walk from the local beach and is offered equipped with quality furnishings. The current owner has finished the chalet to a high standard and the accommodation comprises of a living room, kitchen with appliances, two bedrooms and shower room. Outside there is a westerly facing terrace, communal gardens and nearby parking. The property also has the benefit of double glazed windows and would offer a superb investment property due to the popularity with holiday letting



### Living Room 11'8" x 11'5" (3.58 x 3.48)

Double glazed window to front aspect, part double glazed pvc entrance door, wall mounted electric heater, grey wood effect laminate flooring, corner sofa, table, tv point, part timber panelling to walls, open access to:

### Kitchen 8'2" x 5'4" (2.5 x 1.64)

Refitted with cream shaker style wall and matching base units with sparkle effect roll top work surface over, recess with electric cooker, recess with fridge/freezer, single drainer stainless steel sink unit, grey wood effect laminate flooring, part tiled walls, double glazed window to rear aspect, washing machine, built in recess with storage.

### Bedroom 1 8'0" x 7'4" (2.45 x 2.26)

Plus built in wardrobe, double bed, double glazed window to front aspect, part panelling to walls, grey wood effect laminate flooring.

### Inner Lobby

Grey wood effect laminate flooring, built in storage cupboard housing the instant hot water heater and storage space, doors leading off to:

### Bedroom 2 8'0" x 7'4" (2.45 x 2.26)

Plus built in wardrobe, single bed, double glazed window to rear aspect, grey wood effect laminate flooring.

### Shower Room

Full width tiled shower cubicle with electric shower fitting, low level wc, vanity unit with inset wash basin, tiled flooring, electric fan heater, frosted double glazed window to rear aspect.

### Outside

Part covered terrace and patio area, communal gardens and on site parking.

### Tenure

Leasehold

60 years from 1996

Site fees for 2023 - tbc

Dogs allowed if kept on a lead.

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A' (10% reduction applies for holiday use).

### Location

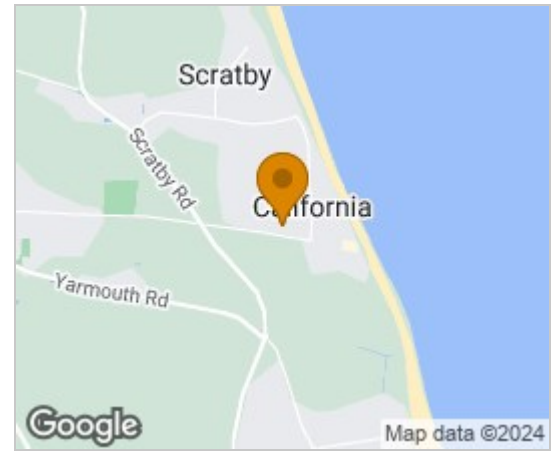
California is adjacent to Scratby. Scratby is a coastal village approximately 5 miles north of Great Yarmouth. It has a Sandy beach backed by cliffs \* Garden centre with general provisions store \* First, Middle and High Schools are available in neighbouring village of Caister on Sea. Local bus services operate between the coastal villages and Great Yarmouth.

### Directions

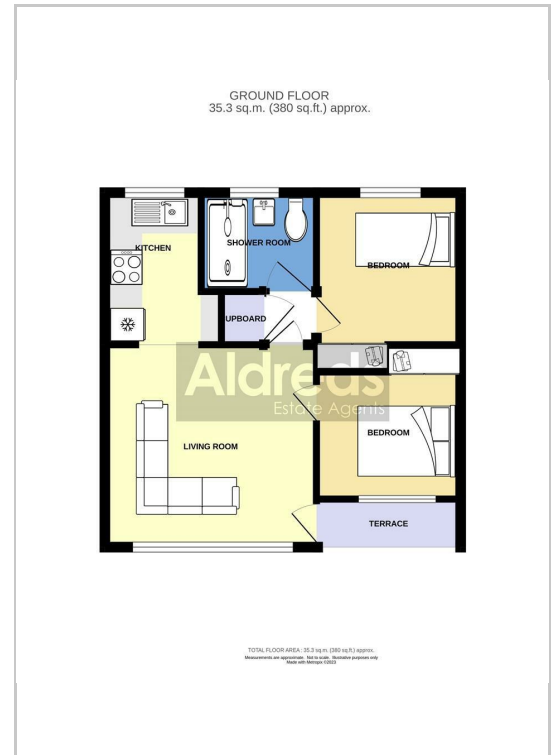
Leave Yarmouth heading north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass at the next roundabout continue over into Jack Chase Way, at the Grange Hotel roundabout, take the second exit into Scratby Road, turn right just past the East Coast Family Restaurant into California Road, turn left into the Sunbeach Holiday Village, follow down passing the reception building on the left and turn next right in to the car park. The chalet can be found in the block at the bottom.

Ref: Y11822/07/23/CF

## Area Map



## Floor Plans



## Energy Efficiency Graph

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