



350 California Sands California Road

California, Great Yarmouth, NR29 3QL

£38,000



Situated on a popular coastal village site Aldreds are pleased to offer this very well presented mid terraced FREEHOLD holiday chalet. The chalet is finished to a good standard and the accommodation comprises of an open plan living room/kitchen with appliances, two bedrooms and a bathroom. Outside there is a southerly facing terrace, communal gardens and nearby parking. The property also has the benefit of double glazed windows and would offer a superb investment and is sold fully equipped with furnishings having been run as a successful holiday let.



Living Room 11'8" x 11'5" (3.57 x 3.49)

part double glazed pvc entrance door, double glazed window to front aspect, two leather sofas, sofa bed, table and chairs, grey wood effect laminate flooring, tv point, open access to:

Kitchenette 8'0" x 5'4" (2.44 x 1.64)

Fitted with wood effect wall and matching base units with grey work surface over, electric cooker, single drainer stainless steel sink unit, fridge/freezer and microwave. part tiled walls, double glazed window to rear aspect, airing cupboard housing the hot water cylinder, grey wood effect laminate flooring.

Bedroom 1 8'0" x 7'6" (2.45 x 2.31)

Plus built in wardrobe storage recess, double glazed window to front aspect, double bed and bedside cabinet, fitted carpet.

Inner Lobby

Grey wood effect laminate flooring, doors leading off to:

Bedroom 2 7'10" x 7'6" (2.4 x 2.31)

Plus built in wardrobe storage recess, double glazed window to rear aspect, two single beds, bedside cabinet, fitted carpet,

Bathroom

White suite comprising panel bath with electric shower over, mainly tiled walls, pedestal wash basin, low level wc, vinyl flooring, frosted double glazed window to rear aspect.

Outside

Immediately in front of the chalet is a paved southerly facing terrace beyond which are the communal lawned gardens. Useful bench seat with storage. The chalet also has car parking nearby.

Tenure

Freehold

Service charge for 2023 = £1050.00 approximately which includes water

Site open 1st March - 31st October

Dogs allowed

Council Tax

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

Services

Mains water, electric and drainage.

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, just past the East Coast Family 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 and follow the road down bearing left where the road splits. Continue to the right side of the road to the bottom where the chalet can be found on the left.

Ref: Y11841/08/23/CF

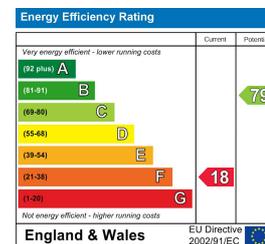
Area Map



Floor Plans



Energy Efficiency Graph



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