



450 Green Farm Chalet Park Beach Road

Scratby, Great Yarmouth, NR29 3NW

£48,000



450 Green Farm Chalet Park

A superb opportunity to acquire a very well presented three bedroom end terraced holiday chalet situated in the popular Green Farm Holiday Park. Accommodation comprises open plan living/dining/kitchen, inner hall, three bedrooms and bathroom. External southerly facing terrace and communal grounds. The chalet offers uPVC sealed unit double glazed windows and is presented in good decorative order throughout. Early internal viewing is highly recommended.

Living Room Area

17'0" x 10'11" (5.18 x 3.33)

Full width sliding double glazed patio doors to front aspect with privacy film tinted glass, power points, wall mount tv point, tiled flooring, moulded fireplace, table and chairs, sofa and two arm chairs, doors leading off, open plan access to:-

Kitchen Area

8'5" x 6'2" (2.57 x 1.88)

Double glazed window to front aspect with privacy film tinted glass, range of fitted white modern wall and matching base units with wood block roll top work surface and tiled wall surround, stainless steel sink and drainer with mixer tap, power points, tiled flooring, recess with electric oven, fridge, washing machine and tumble dryer (appliances included).

Inner Hall

Airing cupboard housing the pressurised hot water cylinder with storage space below, doors leading off to:-

Bedroom 1

9'9" x 7'11" (2.97 x 2.41 (2.98 x 2.42))

Double glazed window to rear aspect with privacy film tinted glass, power points, wood effect laminate flooring, bunk bed and single bed.

Bathroom

White suite comprising panel bath with mains shower over, low level wc, pedestal wash basin, tiled flooring, part tiled walls, frosted double glazed window to side aspect.

Bedroom 2

9'8" x 7'10" (2.97 x 2.41)

Double glazed window to rear aspect with privacy film tinted glass, double bed, laminate flooring, electric panel heater.

Bedroom 3

9'9" x 7'7" (2.97 x 2.31)

Double glazed window to rear aspect with privacy film tinted glass, fitted carpet, double bed.





Outside

The chalet sits in well maintained communal lawned grounds with parking available near by and has a southerly facing terrace immediately in front of the chalet with planted borders.

Tenure

Leasehold.

99 year lease from 1st April 1973

Fees for 2023

Ground Rent - £636.84

Maintenance Charge - £2297.72

Site open 1st March – 31st October

Dogs allowed

Services

Mains water, electric and drainage.

Council Tax

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

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 the Yarmouth office head north along the A149 Caister road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the roundabout into Scratby Road, turn right into California Road where California Sands Estate can be found on the left hand side. Turn in to the site and follow through the site passing the swimming pool and continue round the left hand bend and the chalet can be found at the end.

Ref: Y11858/09/23/CF



Floor Plan



Viewing

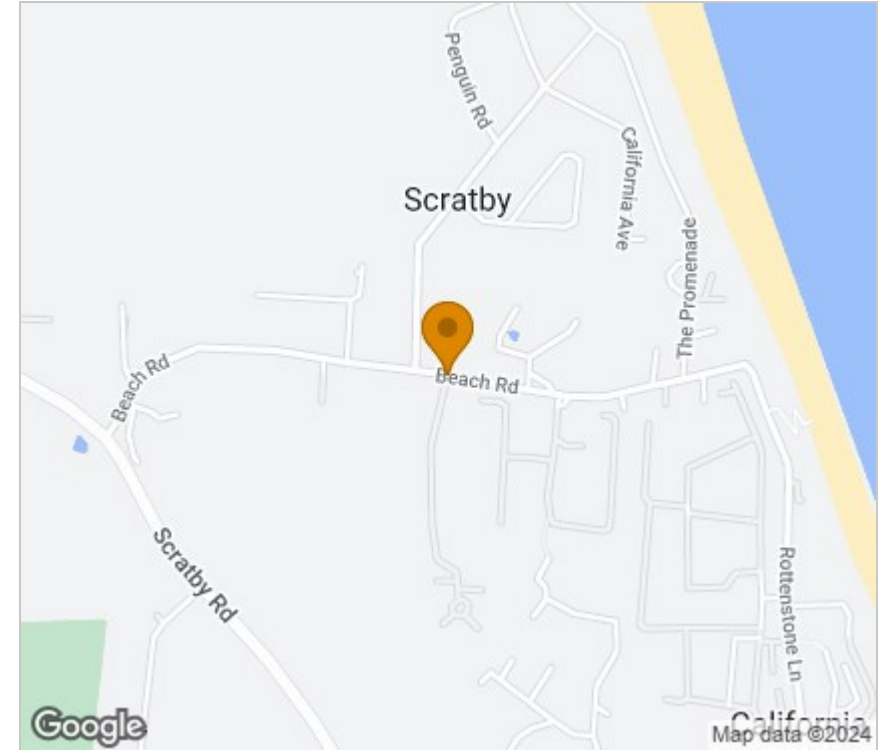
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

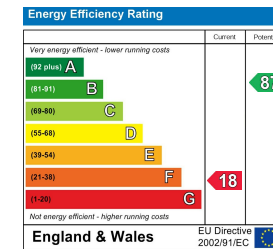
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Area Map



Energy Efficiency Graph



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