



452 Green Farm California Road, California Sands

California, Great Yarmouth, NR29 3QL

Offers Over £45,000



Aldreds are pleased to offer this 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 and sold fully equipped throughout. Early internal viewing is highly recommended.



Living Room Area

Double glazed windows and part pvc double glazed entrance door, attractive oak effect Amtico flooring, power points, tv point, moulded fireplace with electric fire, table and chairs, two seater sofa and arm chair, 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, range of fitted cream modern shaker style wall and matching base units with granite effect roll top work surface and tiled wall surround, one and a half bowl stainless steel sink and drainer with mixer tap, power points, tiled flooring, recess with electric oven and fridge/freezer (appliances included).

Inner Hall

Beat in airing cupboard housing the newly installed pressurised hot water cylinder with storage space, oak effect Amtico flooring, doors to:

Bedroom 1 9'9" x 7'11" (2.98 x 2.42)

Double glazed window to rear aspect, power points, wardrobe storage cupboard, fitted carpet, double bed.

Bathroom

White suite comprising panel bath with electric shower fitting over, low level wc, pedestal wash basin, vinyl flooring, tiled walls, sky light.

Bedroom 2 9'9" x 7'6" (2.98 x 2.3)

Double glazed window to rear aspect, fitted carpet, wardrobe storage, double bed.

Bedroom 3 9'9" x 7'6" (2.98 x 2.3)

Double glazed window to rear aspect, fitted carpet, bunk bed, wardrobe.

Outside

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

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).

Agents Note

The property has been run as a very successful holiday yet where there are current bookings for the 2024 season which are transferrable if required.

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 swimming pool and continue round the left hand bend and the chalet can be found on the left just past the swimming pool

Reference - Y11860/09/23/CF

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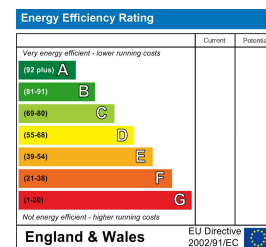
Area Map



Floor Plans



Energy Efficiency Graph



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