



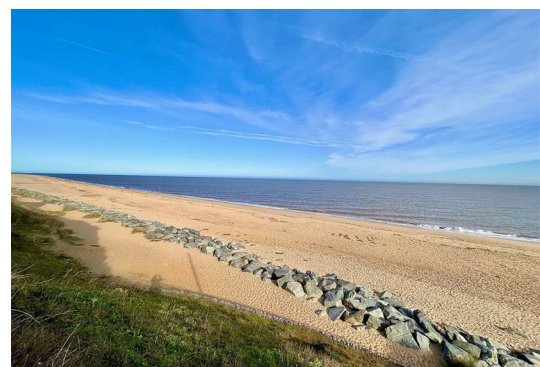
32 Sunbeach Holiday Village California Road

California, Great Yarmouth, NR29 3QN

£25,000



Aldreds are pleased to offer this well presented, nicely located, two bedroom mid terraced holiday chalet situated in the popular Sunbeach Holiday Village. Accommodation includes open plan living room/kitchen area, inner lobby, two bedrooms and shower room. The property benefits from uPVC sealed unit double glazed windows. Offered with no onward chain and sold equipped with furnishings. Early internal viewing is highly recommended.



Living Room 11'9" x 11'5" (3.58 x 3.48)

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

Kitchen 8'2" x 5'5" (2.49 x 1.65 (2.5 x 1.64))

Fitted with modern white wall and matching base units with polished finish roll top work surface over, recess with electric cooker, extractor hood over, recess with fridge, microwave, washing machine, single drainer stainless steel sink unit with mixer taps, wood effect laminate flooring, double glazed window to rear aspect.

Bedroom 1

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

Bedroom 2 8'1" x 7'4" (2.46 x 2.24)

Plus built in wardrobe recess, bunk beds, double glazed window to rear aspect.

Shower Room

White suite with aqua panelled shower cubicle with electric shower, low level wc, vanity unit with wash basin, low level wc, tiled flooring, frosted double glazed window to rear aspect.

Outside

Part covered terrace and suntrap south east facing patio area, communal gardens and on site parking.

Tenure

Leasehold.

Lease 60 from 1st November 1996 (34 years remaining)

Site fees for 2023 £2357.71

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 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: Y11517/08/22

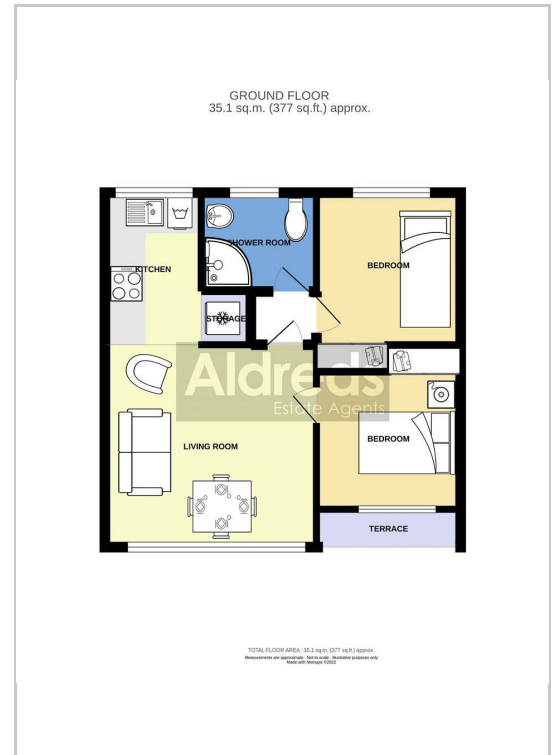
AGENTS NOTE

New roof March 2017 with Ten Year Guarantee - Invoice available on request.

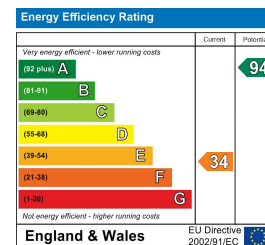
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA