

**Aldreds**  
Estate Agents



290 California Sands Estate  
California, Great Yarmouth, NR29 3QW  
£45,000



## 290 California Sands

Situated on a popular coastal village site Aldreds are pleased to offer this well maintained and attractively presented semi detached FREEHOLD holiday chalet which is being offered equipped with contents. The chalet is finished to a good standard and the accommodation comprises of a living room, kitchenette with appliances, two bedrooms and a shower room. Outside there is a terrace, communal gardens and nearby parking. The property also has the benefit of double glazed windows and would offer a superb investment for holiday letting or personal use.

### Living Room

11'8" x 11'5" (3.58 x 3.48)

Part double glazed entrance door, double glazed window to front aspect, meter cupboard, wall mounted tv, leather sofa and arm chairs, part timber panel walls, fitted carpet, wall mounted electric heater, open access in to lobby and to:

### Kitchenette

8'0" x 5'4" (2.44 x 1.65)

Fitted with white wall and matching base units with work surface over, recess with electric cooker, single drainer stainless steel sink, part tiled walls, vinyl flooring, fridge/freezer, double glazed window to rear aspect, built in airing cupboard housing the hot water cylinder.

### Bedroom 1

8'0" x 7'6" (2.44 x 2.31)

Plus built in wardrobe cupboard, double glazed window to front aspect, single bed, bedside cabinet, fitted carpet, wall mounted electric heater.

### Inner Lobby

Doors leading off to:

### Bedroom 2

7'10" x 7'6" (2.39 x 2.31)

Plus built in wardrobe cupboard, double glazed window to rear aspect, pull out double bed, bedside table, fitted carpet, wall mounted electric heater.

### Shower Room

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





### Outside

Immediately in front of the chalet is a covered terrace with gated entrance beyond which is additional paving and the communal lawned gardens. The chalet also has car parking nearby.

### Tenure

Freehold.

Maintenance/service charge for 2024 approximately £1525.00 (including VAT, water, sewage and standing charge for electric)

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### 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.

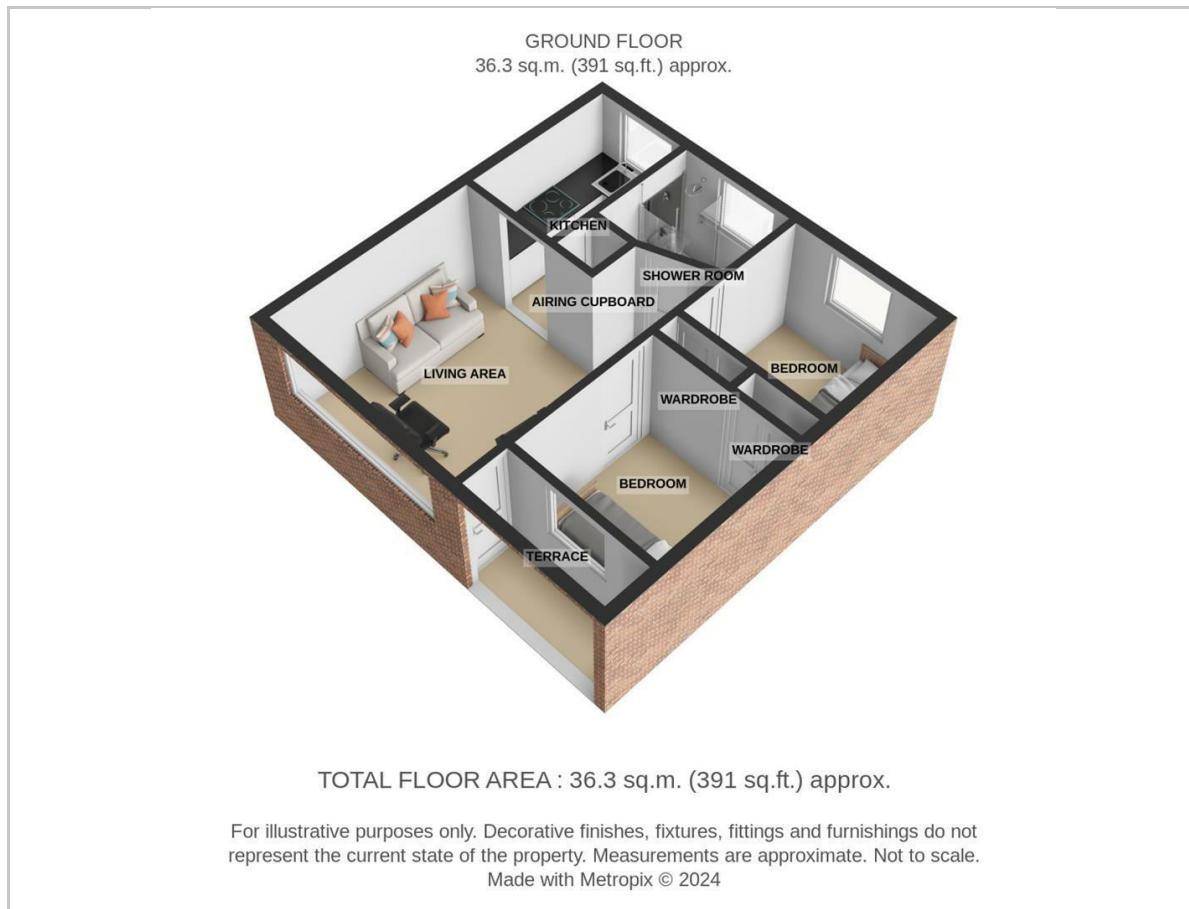
### Directions

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 where the road splits, bear left and after a short distance left again. Follow the road down where the chalet can be found on the right hand side.

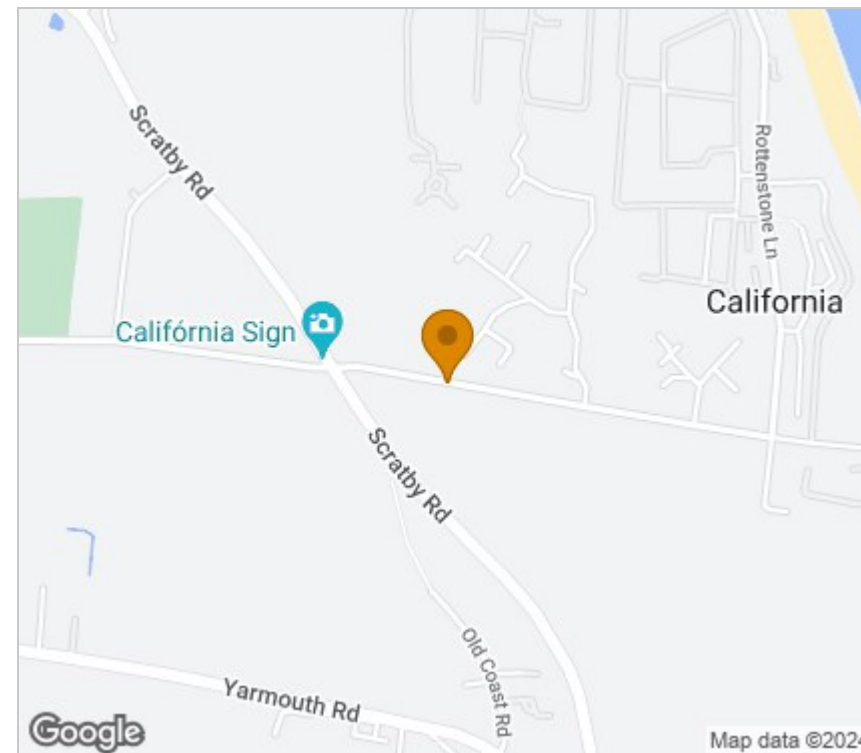
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## Floor Plan



## Area Map



## 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.

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