



326 California Sands Estate California Road

California, Great Yarmouth, NR29 3QL

£49,000



## 326 California Sands Estate California Road

Aldreds are pleased to offer this larger than average, well presented end terraced FREEHOLD holiday chalet which is being offered equipped with contents and finished to a good standard. The accommodation comprises of an open plan living room/kitchen with built in appliances, two bedrooms and a quality shower room. 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 having been run as a successful holiday let.

### Enclosed Entrance Porch

Part double glazed pvc entrance door, inner door to:

### Living Room

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

Double glazed window to front aspect, meter cupboard with fuse box and meter, table and chairs, sofa and armchairs, wall mount tv point, electric radiator, moulded fireplace with electric fire, fitted carpet, open access to:

### Kitchenette

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

Fitted with white wall and matching base units with white work surfaces over, freestanding electric cooker, single drainer stainless steel sink, recess with fridge/freezer and microwave over, double glazed window to rear aspect, airing cupboard housing the insulated hot water cylinder.

### Bedroom 1

10'5" maximum x 8'1" (3.20 maximum x 2.48)

Plus built in wardrobe cupboard, wood effect laminate flooring, electric radiator, double bed, dressing table and bedside cabinet, double glazed window to front aspect.

### Inner Lobby

Doors leading off to:

### Bedroom 2

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

Plus built in wardrobe, double glazed window to rear aspect, two single beds, wood effect laminate flooring.





### Shower Room

Corner quadrant tiled shower cubicle with electric shower, low level wc, vanity unit with inset wash basin, low level wc, tiled walls and 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. The chalet also has car parking nearby.

### Tenure

Freehold.

Maintenance/service charge for 2024 - £1,500 (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.

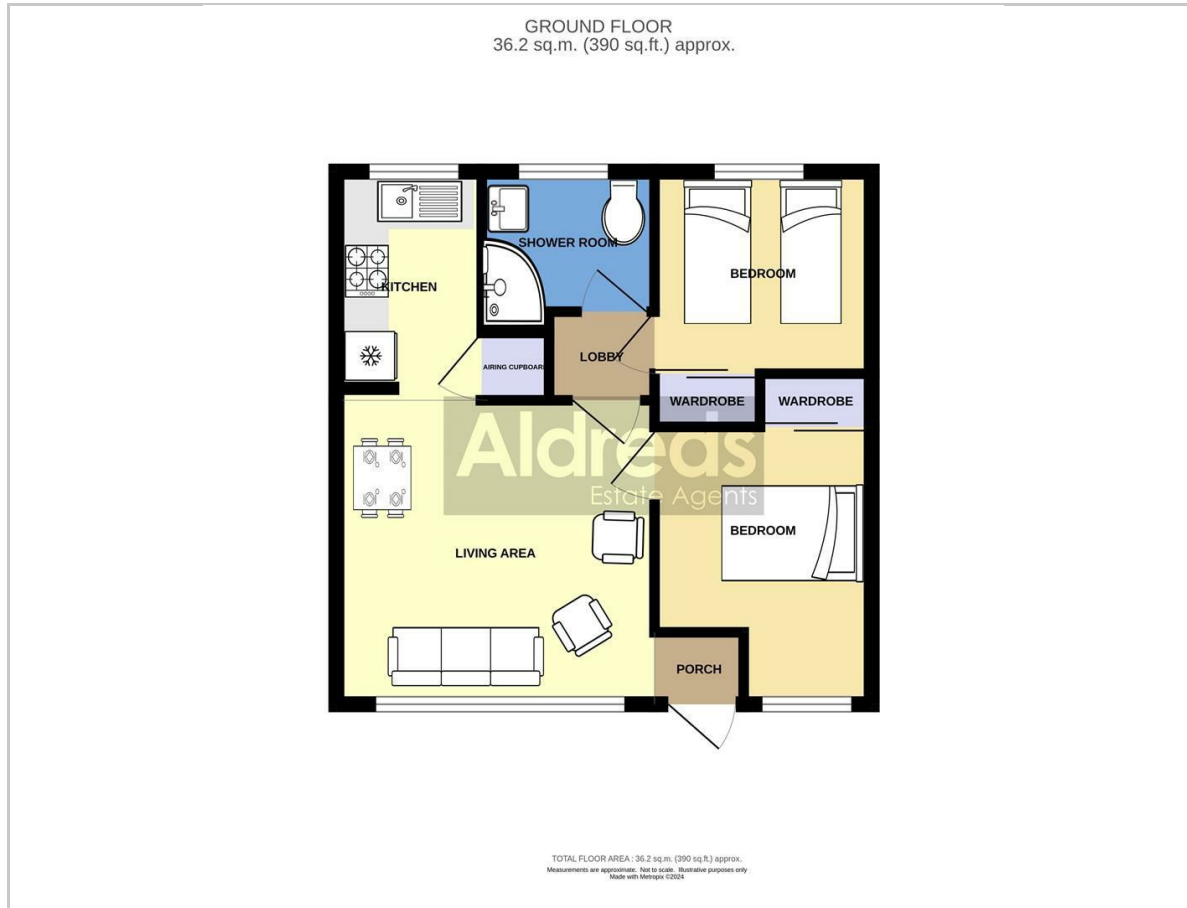
### Directions

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 bear left where the road splits and bear left again the chalet can be found just behind the corner of the right car park.

Ref: Y12061/04/24/CF



## 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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