

**Aldreds**  
Estate Agents



29 California Sands California Road  
California, Great Yarmouth, NR29 3QL  
£29,500



# 29 California Sands California Road

California, Great Yarmouth, NR29 3QL

Aldreds are pleased to offer this well equipped mid terraced holiday chalet on this popular coastal village site. The property is sold with fixtures and fittings and offers living room, kitchenette, two bedrooms, bathroom, communal gardens and close by parking. The property also benefits from double glazed windows and faces a westerly direction and is close to site facilities.

## Living Room

11'9" x 11'5" (3.58 x 3.48 (3.57 x 3.49))

Part double glazed pvc entrance door, double glazed window to front aspect, meter cupboard, tv point, table and chairs, sofa and armchairs, grey wood effect laminate flooring, part timber panelled walls, open access to:

## Kitchenette

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

Fitted kitchen with wood grain finish wall and matching base units with work surface over and inset single drainer one and a half bowl sink unit, part metro tiled walls, double glazed window to rear aspect, built in electric oven and four ring hob, fridge/freezer, grey wood effect laminate flooring, built in airing cupboard housing the copper hot water cylinder.

## Bedroom 1

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

Plus built in wardrobe cupboard, double glazed window to front aspect, grey wood effect laminate flooring, triple bunk bed, electric heater.

## Inner Lobby

Grey wood effect laminate flooring, doors leading off to:

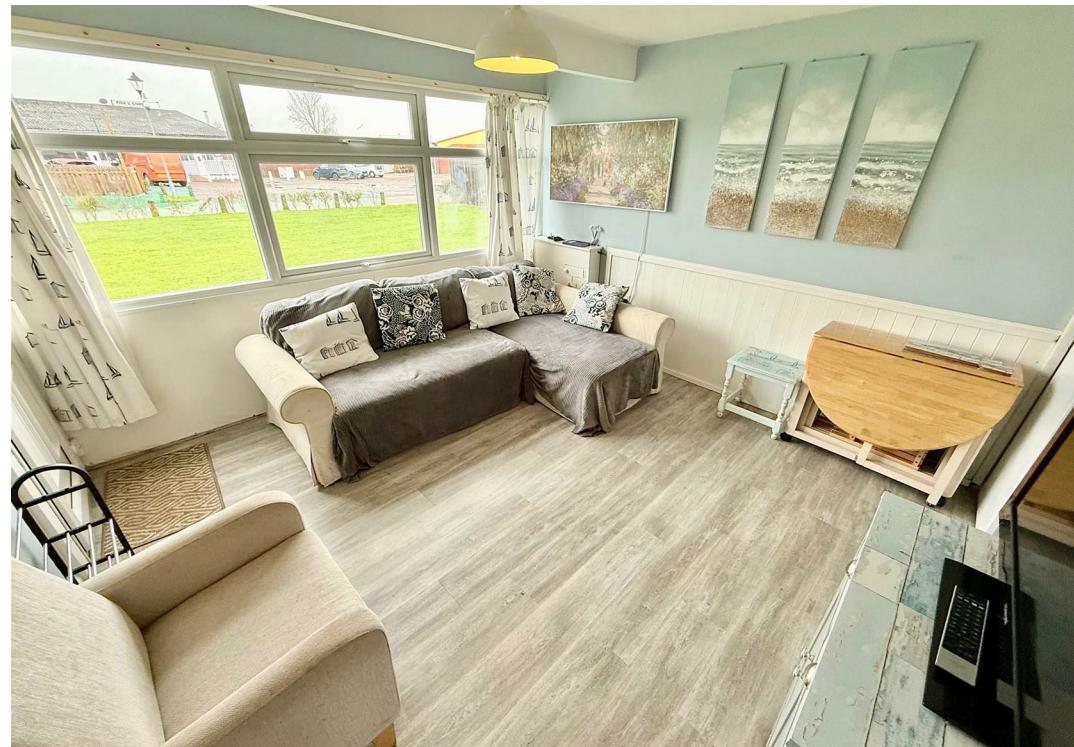
## Bedroom 2

7'9" x 7'3" (2.36 x 2.21)

Plus built in wardrobe cupboard, double glazed window to rear aspect, electric heater, grey wood effect laminate flooring, double bed, arm chair.

## Bathroom

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





### Outside

The chalet faces a westerly direction and immediately outside is an area of covered terrace beyond which are the communal lawned gardens. The chalet is also opposite the site facilities which are a short walk away.

### Tenure

Leasehold. 99 years from 1 January 2000.

Site fees: tbc

Site open 1 March - 31 October

Dogs allowed

Swimming pool on site.

### Services

Mains water, electric and drainage.

### Council Tax

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

### 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 bear left after a couple of hundred yards and the chalet can be found on the right hand side opposite the site facilities.

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## Floor Plan



## Viewing

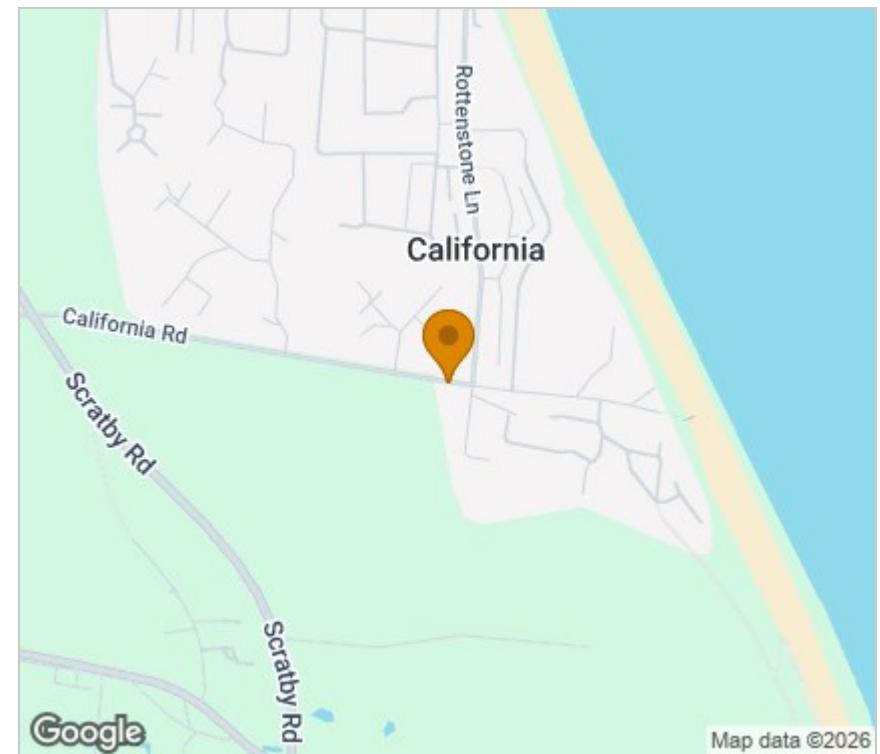
Please contact our Aldreds Great Yarmouth Office on 01493 844891  
if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

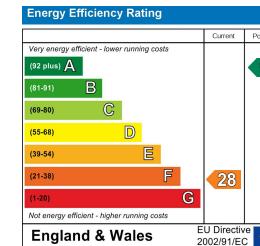
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## Area Map



## Energy Efficiency Graph



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