



476 California Sands California Road

California, Great Yarmouth, NR29 3QL

£40,000



3



1



1



G

476 California Sands California Road

Aldreds are pleased to offer this superb opportunity to acquire a very well presented three bedroom end terraced holiday chalet which is clad in uPVC and situated in a south facing convenient location, close to all amenities and the swimming pool. The chalet is to be sold fully equipped. 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 throughout. Early internal viewing is highly recommended.

Living Area

17'0" x 10'11" (5.19 x 3.33)

Double glazed window and part double glazed pvc door to front aspect, power points, tv point, fitted carpet, moulded fireplace with electric fire,, drop leaf table and chairs, two seater sofa and three arm chairs, 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 with fitted venetian blind, range of fitted modern wood trim wall and matching base units with wood block roll top work surface and tiled wall surround, stainless steel sink and drainer with mixer tap, power points, tiled flooring, recess with electric cooker, fridge/freezer (appliances included).

Inner Lobby

Airing cupboard housing the hot water cylinder with storage space below, doors leading off to:-

Bedroom 1

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

Double glazed window to rear aspect, power points, built-in wardrobe with shelving, five drawer tallboy with two shelves, two bedside cabinets, fitted carpet, double bed with two pull-out storage drawers.

Bathroom

White suite comprising curved panel bath with separate hot and cold taps and shower over, low level wc, wash basin with mixer tap, tiled flooring, fully tiled walls, frosted double glazed window to side aspect with fitted venetian blind, chrome electric radiator/towel rail.

Bedroom 2

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

Double glazed window to rear aspect, single bed, bedside cabinet, five drawer chest of drawers, built-in wardrobe with shelving and full length glass mirror on the door, fitted carpet.





Bedroom 3

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

Double glazed window to rear aspect, two single beds, bedside cabinet, wardrobe storage, fitted carpet.

Outside

The chalet faces a southerly direction with a part covered terrace and additional paved sun trap patio. Adjacent are communal grounds and nearby parking.

Tenure

Leasehold - 99 years from 1st January 2000

Fees for 2025 (including ground rent, maintenance charge, water, sewage, electric standing charge) - £3,047.23

Services

Mains water, electric and drainage.

Council Tax

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

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 and follow the road down taking the first turn right just beyond the Oasis building, where the property can be found on the left hand side.

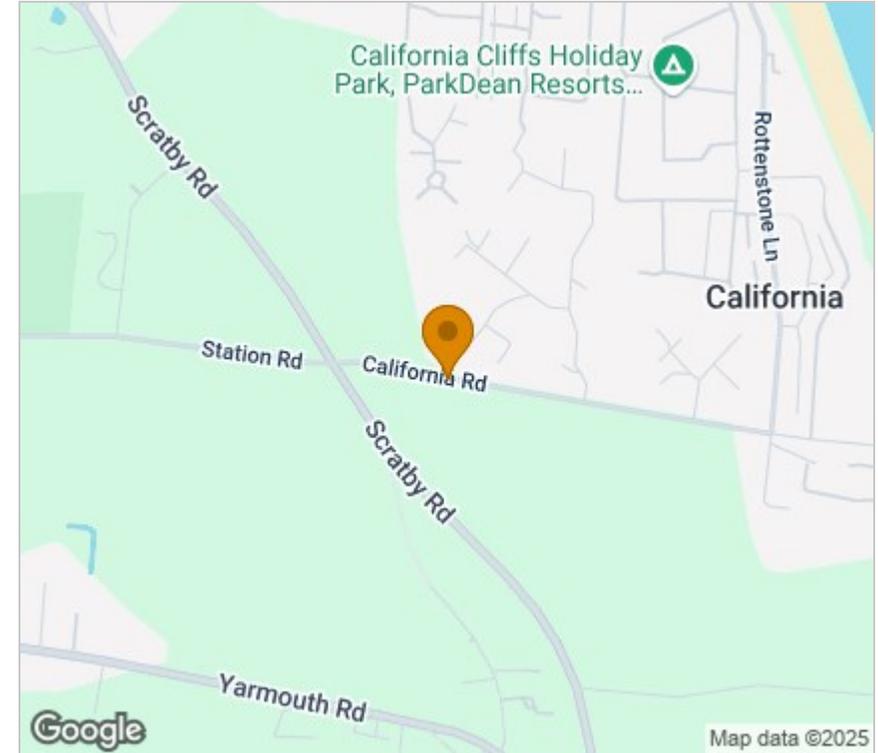
Ref: Y11875/09/23/CF



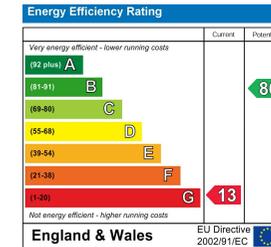
Floor Plan



Area Map



Energy Efficiency Graph



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

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 traveling some distance please check with Aldreds on the issue of availability prior to traveling. 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: 372141. 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