



303 California Sands Estate California Road  
Ormesby St Margaret W Scratby, Great Yarmouth, NR29 3QL

£42,950



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Aldreds are pleased to offer this FREEHOLD, well presented mid-terraced holiday chalet on a popular coastal village site with onsite amenities including a swimming pool with the added benefit of a 46 week season. The accommodation comprises of a spacious living room, kitchen, two bedrooms and a shower room. Outside there are communal gardens and nearby parking. The property also has double glazed windows and would offer a superb investment being sold equipped for use.

### Living Room

11'8" x 11'4" (3.57 x 3.47)

Part double glazed pvc entrance door and double glazed window to front aspect, table and chairs, two seater sofa and two arm chairs, tv point, wood effect flooring, open access to:

### Kitchenette

8'3" x 5'3" (2.53 x 1.62)

Fitted cream shaker style wall and matching base units with roll top work surfaces over, part tiled walls, wood effect flooring, fridge/freezer, built in electric oven, four ring ceramic hob and extractor over, double glazed window to rear, built in cupboard housing the replacement high capacity hot water heater.

### Bedroom 1

8'0" x 7'6" (2.46 x 2.30)

Plus wardrobe cupboard, fitted carpet, double glazed window to front aspect.

### Inner Lobby

Cloaks storage space, door to:

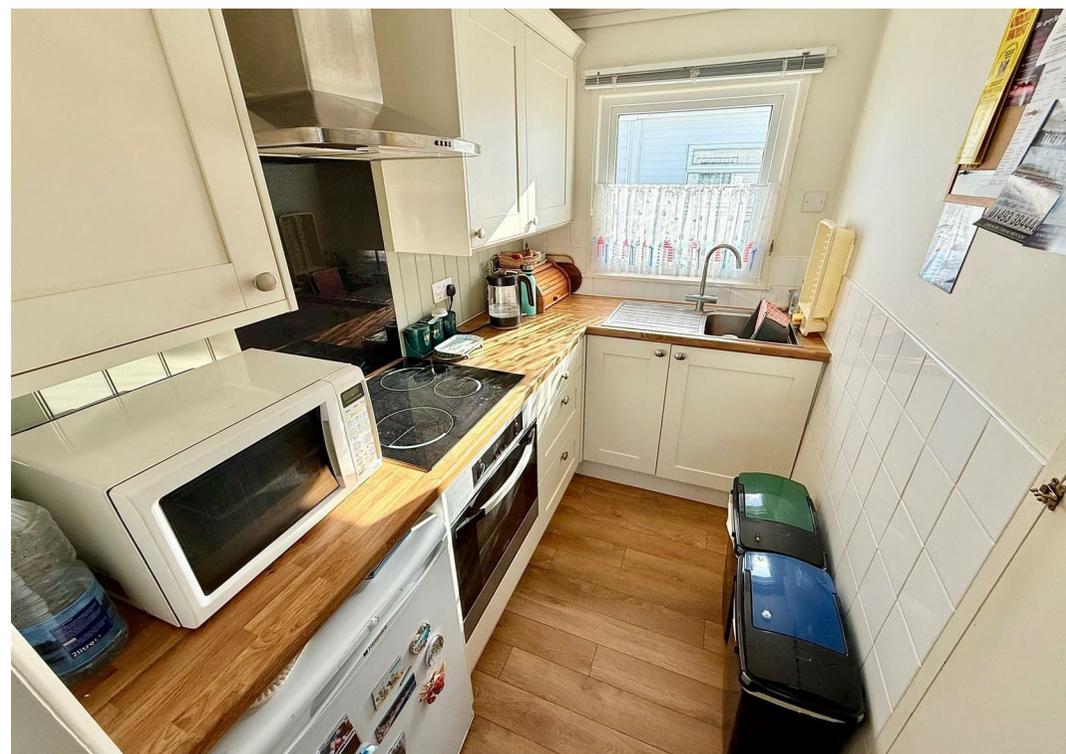
### Bedroom 2

8'0" x 7'6" (2.46 x 2.30)

Plus wardrobe cupboard, fitted carpet, double glazed window to rear aspect, single bed with additional pull out bed.

### Shower Room

Corner tiled shower cubicle with electric shower fitting, vanity unit with inset wash basin, low level wc, frosted double glazed window to rear aspect, wood effect flooring.





### Outside

Immediately in front of the chalet is a paved terrace beyond which are the communal lawned gardens. There is also a built in storage facility, The chalet also has adjacent on site car parking.

### Tenure

Freehold

Site fees for 2025/2026 - Approximately £1400 including VAT including water and sewerage charge

### 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 to the former Wheelstop 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 by the site sign and bear left again after 50 yards. The chalet can then be found after a short distance on the right hand side.

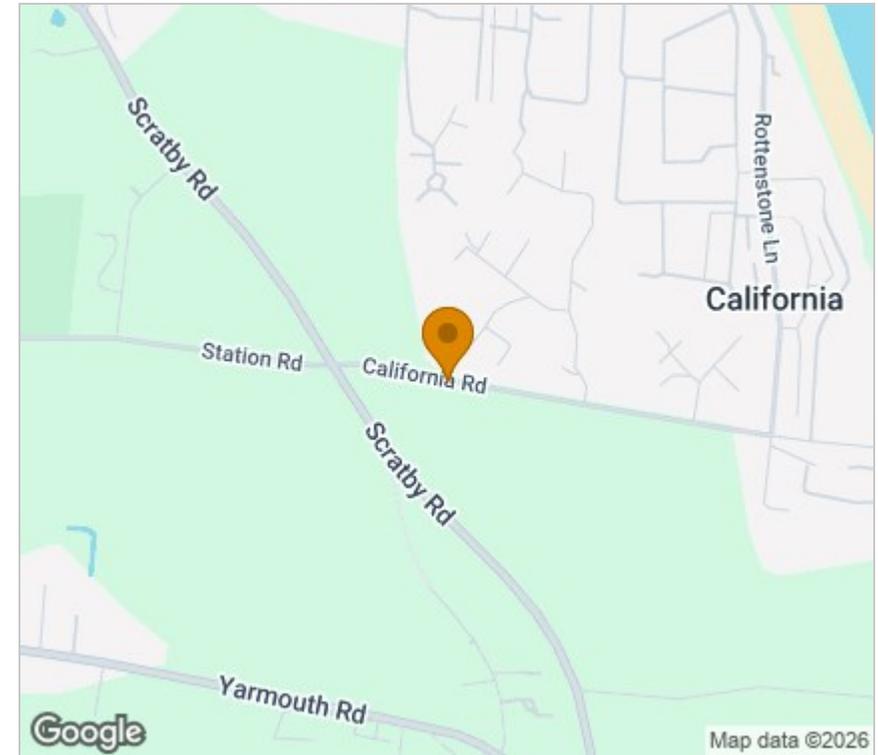
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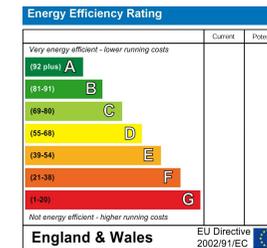
## Floor Plan



## 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.

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