



339 California Sands Estate California Road

California, Great Yarmouth, NR29 3QL

£38,000



1



1



1



F

339 California Sands

California, Great Yarmouth,

Situated on a popular coastal village site in a quiet corner Aldreds are pleased to offer this highly individual well presented end terraced FREEHOLD holiday chalet which is being offered equipped with contents. The current owner has finished the chalet to a good standard and the accommodation comprises of a covered porch, living room, kitchenette with appliances, large double bedroom which could be split in to two bedrooms and a quality shower room. Outside there is a south east facing terrace, communal gardens and nearby parking. The property also has the benefit of double glazed windows and would offer a superb investment which could be run as a successful holiday let.

Covered Entrance Porch

With pvc double glazed door to entrance, storage space, part double glazed pvc internal door to:

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, wood effect laminate flooring, wall mount tv point, sofa and armchair, table and chairs, open access to:

Kitchenette

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

Fitted with an attractive modern kitchen with white gloss finish wall and matching base units with wood effect work surfaces over, new built in electric oven, four ring ceramic hob, metro tiling to walls, recess with built in larder storage cupboard, new under counter instant hot water heater, extractor fan, wood effect laminate flooring, recess with fridge, single drainer sink unit with mixer taps and glass/cup cleaner, double glazed window to rear aspect.

Bedroom 1

16'5" x 7'9" (5.01 x 2.38)

Including built in storage cupboard, double glazed windows to front and rear aspects, super-king bed, fitted carpet, high level storage.

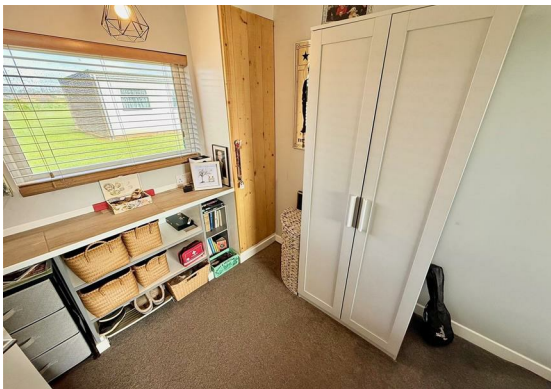
Inner Lobby

Doors leading off to:

Shower Room

Re-fitted with a quality white suite comprising corner tiled shower cubicle with electric shower fitting, vanity unit with inset wash basin, low level wc, tiled walls, chrome electric towel rail/radiator, frosted double glazed window to rear aspect.





Outside

The chalet has a covered entrance porch with secure storage cupboard. Immediately in front of the chalet is a paved south easterly facing terrace beyond which are the communal lawned gardens. The chalet also has car parking nearby.

Tenure

Freehold

Site Fees for 2025/2026 - tbc

Open 1st March - 31st October

Dogs allowed

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

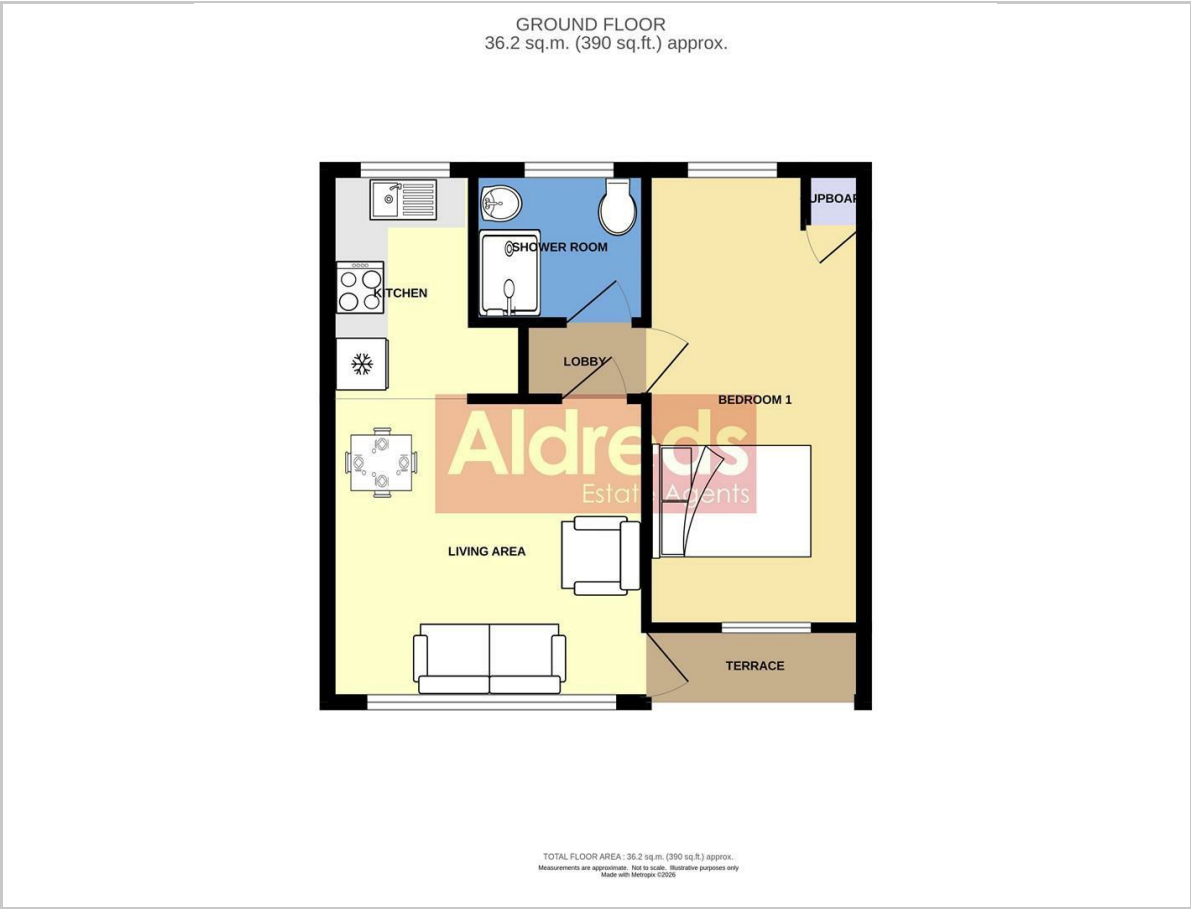
From Yarmouth proceed North along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout onto the single carriageway of the Caister Bypass, at the Grange Hotel roundabout take the second exit and follow the Coast Road to the 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 after a short distance fork right and follow the road down to the bottom. Follow around to the left where the chalet can be found at the bottom.

EPC Rating - F (26)

Ref: Y11233/06/21

Y12677/04/26

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
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 travelling some distance please check with Aldreds on the issue of availability prior to travelling. 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: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph

