



331 California Sands Estate California Road

California, NR29 3QL

£35,000



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Aldreds are pleased to offer this FREEHOLD, semi detached holiday chalet on a popular coastal village site with onsite amenities including a swimming pool. The accommodation comprises of a spacious living room, kitchen, two bedrooms and a bathroom. Outside there are communal gardens and nearby parking. The property also has the benefit of double glazed windows and faces a southerly direction.

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, leather sofa and two arm chairs, wall mount tv point, fitted carpet, open access to:

Kitchenette

7'4" x 5'4" (2.24 x 1.64)

Fitted white kitchen with wall and matching base units with work surfaces over, built in electric oven with four ring electric hob over, single drainer sink, double glazed window to rear aspect, part tiled walls, airing cupboard housing the insulated hot water cylinder, with space and plumbing for a washing machine below.

Bedroom 1

8'0" x 7'6" (2.45 x 2.31)

Plus built in wardrobe cupboard, single bed, two bedside cabinets, 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, fitted carpet.

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

Immediately in front of the chalet is a paved westerly facing terrace beyond which are the communal lawned gardens. The chalet also has car parking nearby.

Tenure

Freehold

Site fees for 2024/2025 - £1400 approximately for service charge

Site open 1st March - 31st October

Dogs allowed

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.

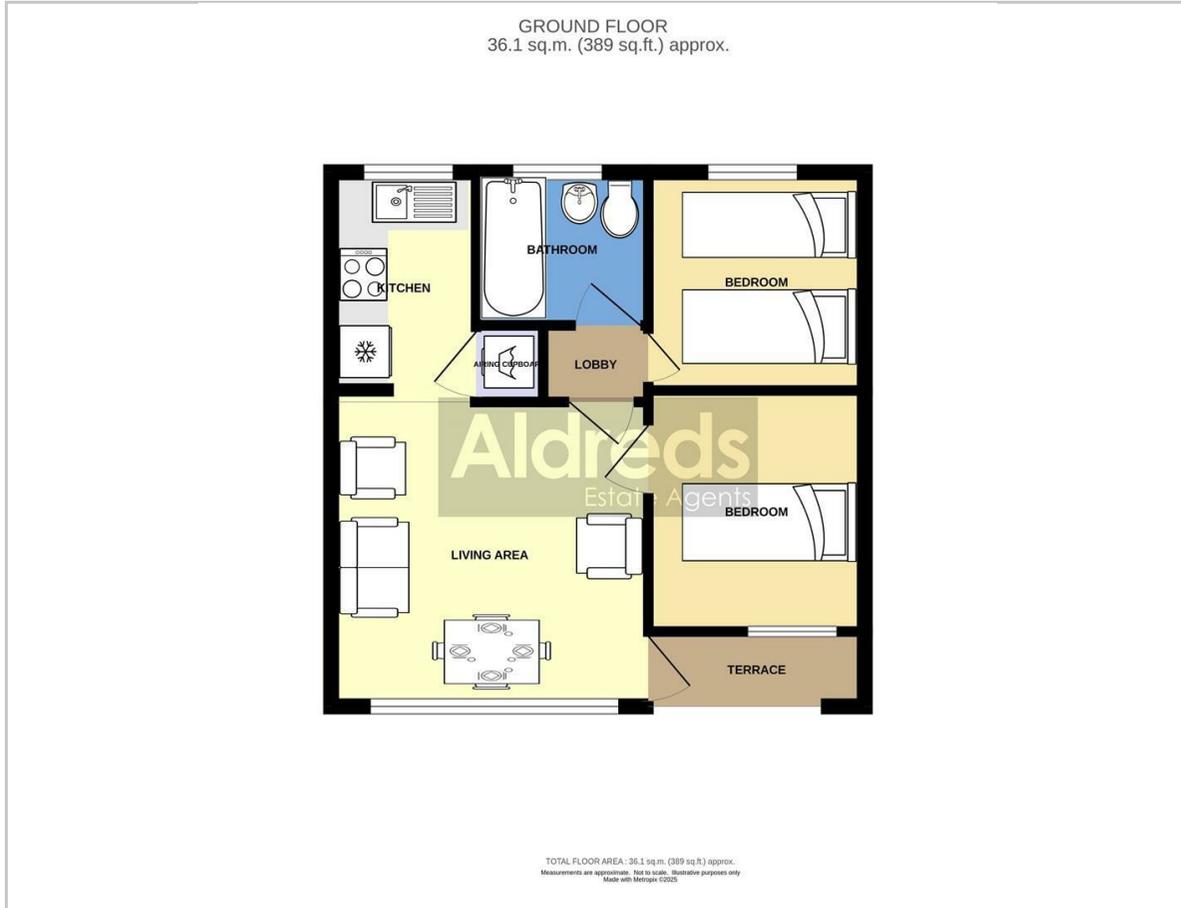
Directions

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 forks and follow the road down taking the first turn left where the property can be found on the right hand side.

Ref: Y12497



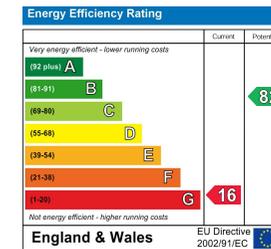
Floor Plan



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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