



Aldreds
Estate Agents



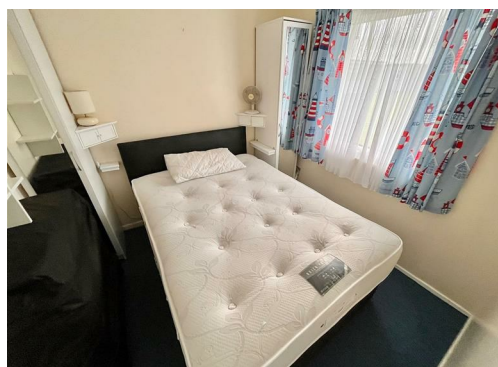
2 Sunbeach Holiday Village California Road

California, Great Yarmouth, NR29 3QL

Offers Around £18,000



Aldreds are pleased to offer this well presented, nicely southerly facing, two bedroom mid terraced holiday chalet situated in the popular Sunbeach Holiday Village. Accommodation includes open plan living room/kitchen area, inner lobby, two bedrooms and wet room. The property benefits from uPVC sealed unit double glazed windows and has been designed for disabled purposes. Offered with no onward chain and sold equipped with furnishings. Early internal viewing is highly recommended



Living Room 11'8" x 11'5" (3.58 x 3.48)

Double glazed window to front aspect, part double glazed pvc entrance door, fitted carpet, two sofas, table and chairs, wall mount tv point, open access to:

Kitchen

Fitted with wood effect wall and matching base units with granite effect roll top work surfaces over, part tiled walls, single drainer stainless steel sink unit, built in electric oven and hob over, fridge, freezer, built in airing cupboard housing the copper hot water cylinder with washing machine below, fitted carpet, double glazed window to rear aspect,

Bedroom 1 9'2" x 8'0" (2.8 x 2.46)

With double bed, shelving and corner storage, double glazed window to front aspect.

Inner Lobby

Open access to the wet room and door to:

Bedroom 2 8'0" x 7'4" (2.46 x 2.26)

Two single beds, double glazed window to rear aspect.

Wet Room

Waterproof floor membrane with inset drain and electric shower over, tiled walls, pedestal wash basin, low level wc, frosted double glazed window to rear aspect.

Outside

Part covered terrace and suntrap southerly facing patio area, communal gardens and on site parking.

Tenure

Leasehold.

Lease 57 years from 1st November 1999 (34 years remaining)

Site fees for 2023 £2357.71

Site open 1st March - 31st October

Dogs allowed

Council Tax

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

Services

Mains water, electric and drainage.

Location

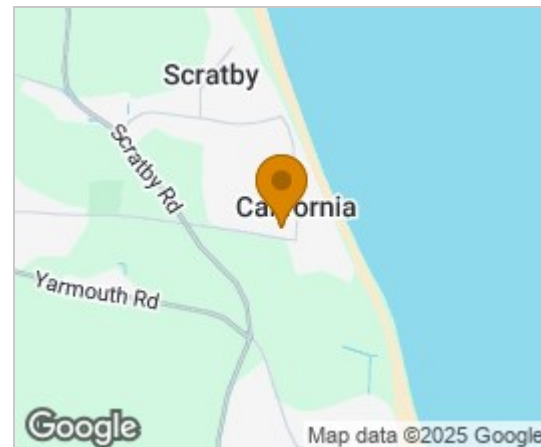
California is adjacent to Scratby. Scratby is a coastal village approximately 5 miles north of Great Yarmouth. It has a Sandy beach backed by cliffs * Garden centre with general provisions store * First, Middle and High Schools are available in neighbouring village of Caister on Sea. Local bus services operate between the coastal villages and Great Yarmouth.

Directions

Leave Yarmouth heading north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass at the next roundabout continue over into Jack Chase Way, at the Grange Hotel roundabout, take the second exit into Scratby Road, turn right just past the East Coast Family Restaurant into California Road, turn left into the Sunbeach Holiday Village, The chalet can be found almost immediately on the right hand side.

Ref: Y11829/08/23/CF

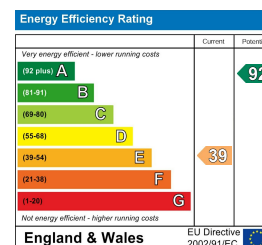
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer

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