



417 California Sands California Road

California, Great Yarmouth, NR29 3QL

£27,950



## 417 California Sands

California, Great Yarmouth,

Aldreds are pleased to offer this much improved and well presented semi detached holiday chalet on a popular quiet coastal village site. The property is being sold furnished and equipped and offers a living room, kitchenette, two double bedrooms and bathroom. Outside there is a sun trap terrace and communal grounds. The property would make an ideal investment property for personal use or as a holiday let. An early viewing is recommended.

### Living Room

11'6" x 11'3" (3.53 x 3.43)

Part double glazed PVC entrance door, double glazed window to front aspect, fitted carpet, wall mount tv point, sofa, table and chairs, open access to:

### Kitchenette

8'5" x 5'2" (2.57 x 1.6)

Fitted kitchen with white wall and matching base units with work surfaces over, electric cooker, recess with fridge/freezer, single drainer stainless steel sink unit, tiled flooring, built in airing cupboard housing the hot water heater with fitted immersion heater, part tiled walls, double glazed window to rear.

### Bedroom 1

8'0" x 7'3" (2.44 x 2.21)

Plus storage recess, wall mounted electric panel heater, double bed, bedside cabinet, double glazed window to front aspect.

### Inner Lobby

Doors leading to:

### Bedroom 2

8'0" x 7'10" (2.46 x 2.41)

Plus storage recess, two single bed, fitted carpet, double glazed window to rear aspect.

### Bathroom

White suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, part tiled walls, frosted double glazed window to rear aspect.





### Outside

The property has a covered small terrace and additional paved patio. Beyond the terrace are communal grounds and nearby parking.

### Tenure

Leasehold

99 Year lease from 1973

Current ground rent £848.81

Current Maintenance Charge £2615.83

### 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.

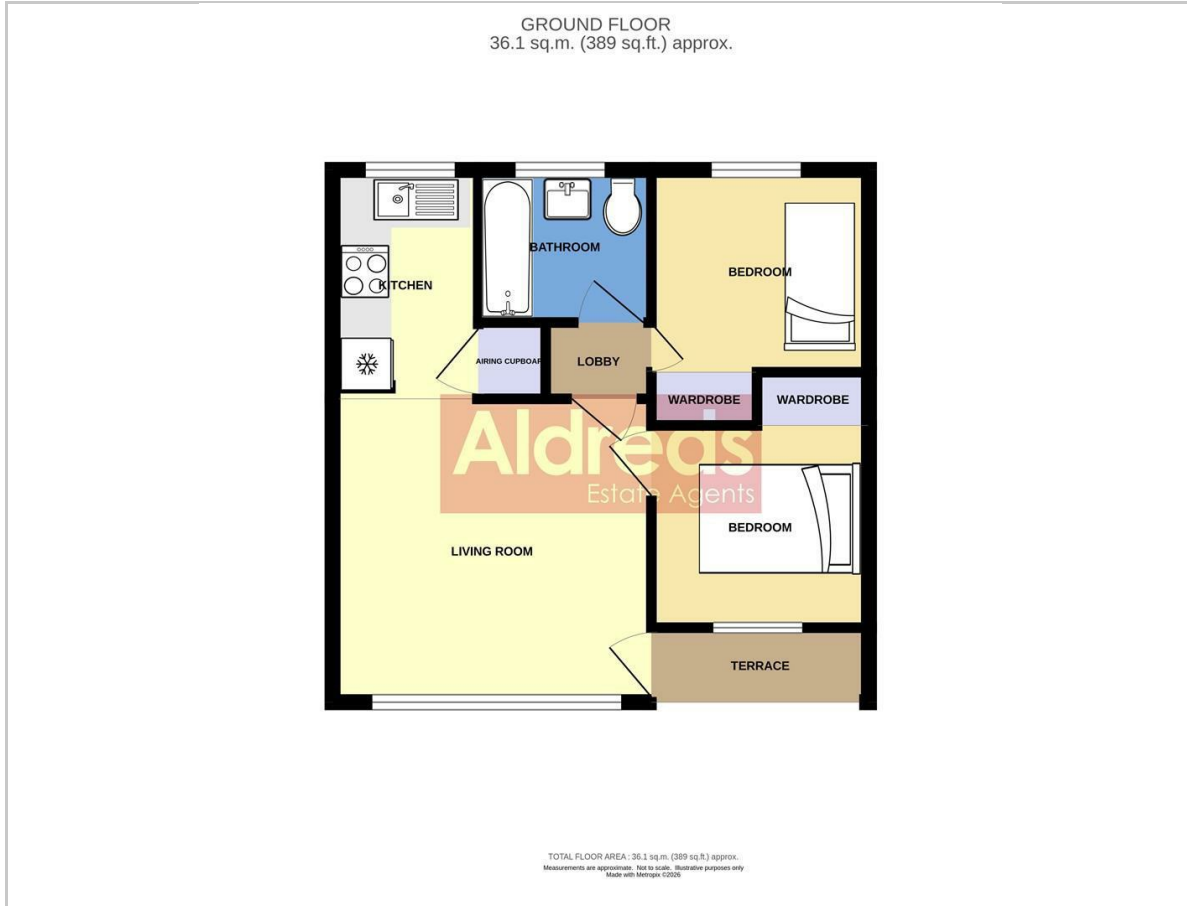
### Directions

From the Yarmouth office head north along the A149 Caister road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the roundabout into Scratby Road, turn right into California Road where California Sands Estate can be found on the left hand side. Turn in to the site and follow through the site passing the swimming pool and continue round the left hand bend and the chalet can be found at the end on the right hand side of the top car park.

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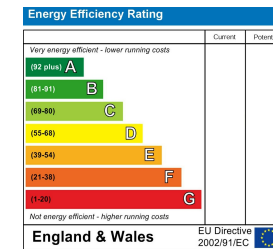
## Floor Plan



## 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.

### Disclaimer

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