

LEASEHOLD



Semi-Detached Chalet

**CALIFORNIA SANDS  
ESTATE, CALIFORNIA  
ROAD, ORMESBY ST  
MARGARET, WEST  
SCRATBY  
NR29 3QL**

Auction Guide

**£12,000**

#### FEATURES

- Semi-Detached Chalet
- Sitting/Dining Room
- Holiday Complex
- Swimming Pool On site
- Two Bedrooms
- Kitchen
- Close To Beach
- On Site Amenities



# 2 Bedroom Chalet located in West Scratby

## Description

Located in California Sands holiday village, this delightful property on California Road, Scratby, offers a fantastic opportunity for those seeking a seaside retreat. With two cosy bedrooms, a bright reception room, and a convenient bathroom, this home is perfect for a small family or as a holiday getaway.

Situated close to the beach, this property is ideal for beach lovers looking to enjoy the sun, sand, and sea. The holiday village amenities, including a swimming pool and a cafe, provide the perfect setting for relaxation and leisure. Whether you're looking for a short break to unwind or considering running your own holiday let, this property offers versatility and endless possibilities.

Imagine waking up to the sound of seagulls and the fresh sea breeze, just a stone's throw away from the sandy shores. With the potential to create your own holiday haven, this property is a rare find in a sought-after location. Don't miss out on the chance to own a piece of this seaside paradise.

## Sitting Room

11'7 x 11'3

Entrance door leading to sitting room with double glazed window to front, door to principal bedroom, and openings to kitchen, and hallway.

## Kitchen

8'1 x 5'5

Range of fitted base units with worktops over, sink with drainer, double glazed window to rear, and airing cupboard.

## Principal Bedroom

10'8 x 8'1

Double glazed window to front, and built-in wardrobe.

## Hallway

Opening to sitting room, doors to bathroom, and bedroom two.

## Bedroom Two

8'1 x 7'5

Double glazed window to rear, built-in wardrobe.

## Bathroom

Three piece suite comprising of bath, pedestal wash hand basin, and WC.

## Outside

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

## Location

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 \* neighbouring village of Caister on Sea. Local bus services operate between the coastal villages and Great Yarmouth.

## Agents Note

This property is being offered by auction

Maintenance charge for 2024 - £2972.51 (per annum)

Ground Rent - £848.81 (per annum)

There are no restrictions on the park or chalet

The site is open between 1st March and 31st October each year

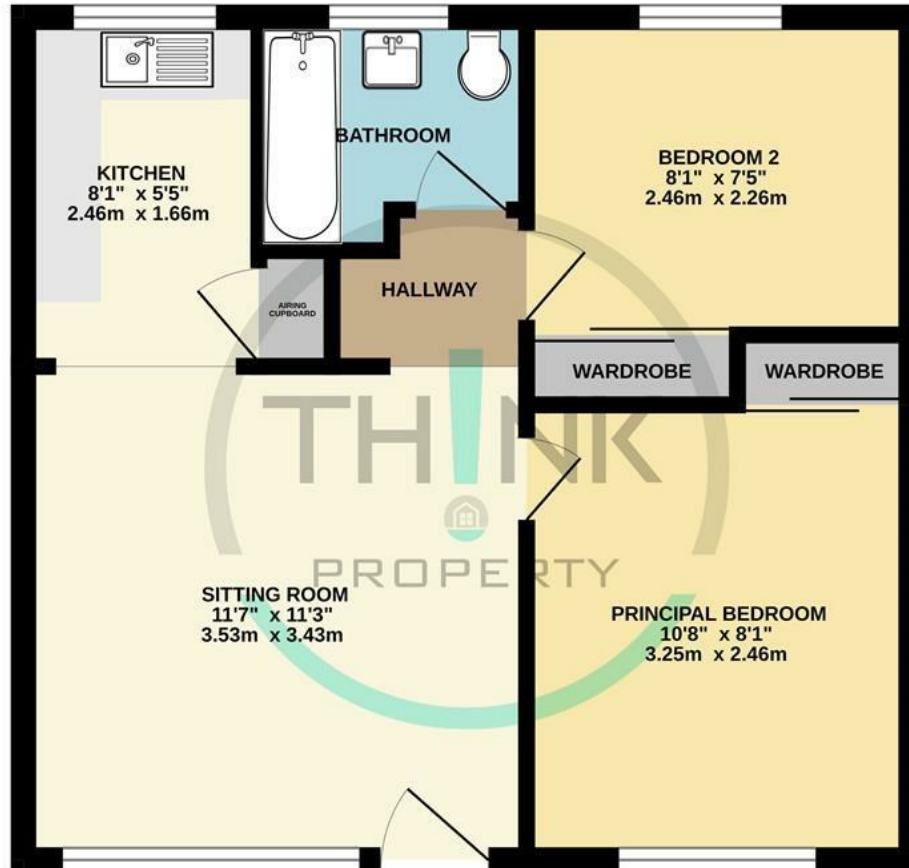
There is only access during these dates so when the park is closed there is no access.

Council Tax Band A



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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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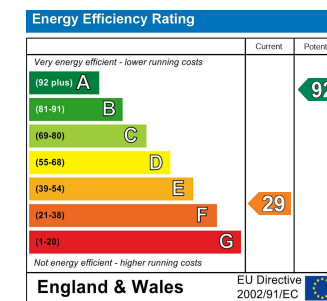
**01603 338433**

[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)

<https://www.thinkproperty.ltd/>

Council Tax Band

**A**



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