



54 California Sands, California Road

In Excess of £49,995



## 54 California Sands

### California Road, Great Yarmouth

Set within the esteemed California Sands site within the coastal village of Scratby, this delightful holiday home boasts a freehold tenure, that has the option to be sold fully furnished, making it a comfortable and stylish living experience by the sea. Highlighting an open-plan kitchen/living area, two bedrooms, a shower room and an extended patio area for outdoor seating arrangements. Don't miss out on the chance to make this holiday home your own and experience the best of coastal living in this desirable destination.

#### Location

Scratby is a small coastal village located in Norfolk, England, near the town of Great Yarmouth. Situated along the North Sea coast, it offers a peaceful atmosphere and a relaxing seaside experience. The village is known for its sandy beach, scenic views, and a mix of holiday homes and residential properties. Its close proximity to larger towns like Yarmouth provides access to various amenities while still maintaining a peaceful, rural charm. Scratby is an ideal destination for those looking to enjoy a quiet getaway by the sea, with opportunities for walking, beach activities, and exploring the nearby natural landscapes.







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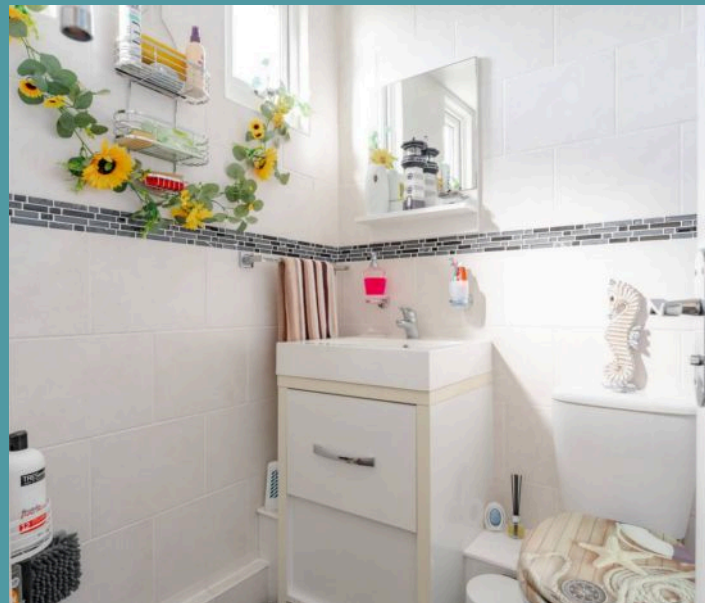
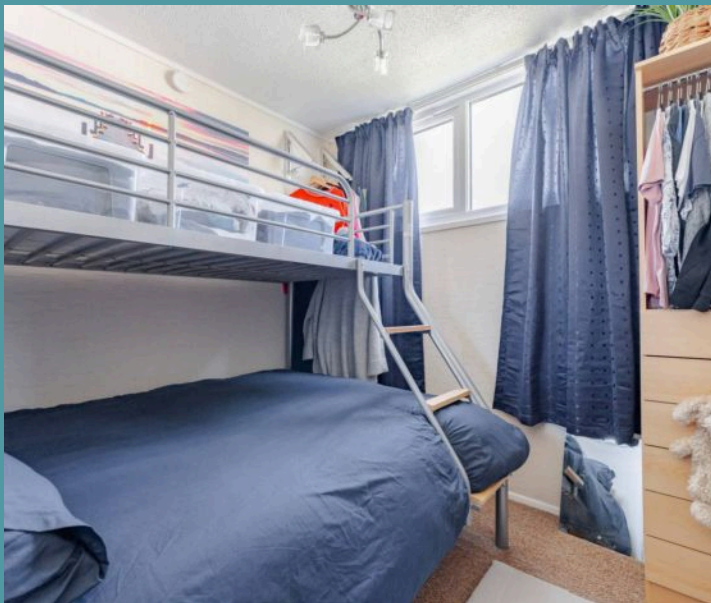
Constructed with quality in mind, the holiday home features a new roof installed in 2025, as well as quality fixtures and fittings inside. You are greeted by an inviting open-plan kitchen/living area, inviting relaxation and entertaining. The kitchen is fitted with wall and base units, appliances and plenty of storage space. The seamless flow between the kitchen and living space creates a comfortable and welcoming atmosphere for families.

The home comprises two bedrooms, providing comfortable accommodation for residents and guests. The shower room offers convenience and practicality, with modern amenities to meet the needs of every-day living.

An extended patio at the front of the chalet offers a well-kept outdoor space, ideal for enjoying the fresh coastal air or hosting alfresco dining with loved ones. The communal grounds surrounding the holiday home are well-maintained and a designated car park ensures convenient off-road parking for vehicles.

### Fixtures and fittings available

TV, sofa, dining table, fireplace, picnic table, wardrobe, oven, fridge/freezer, beds etc.







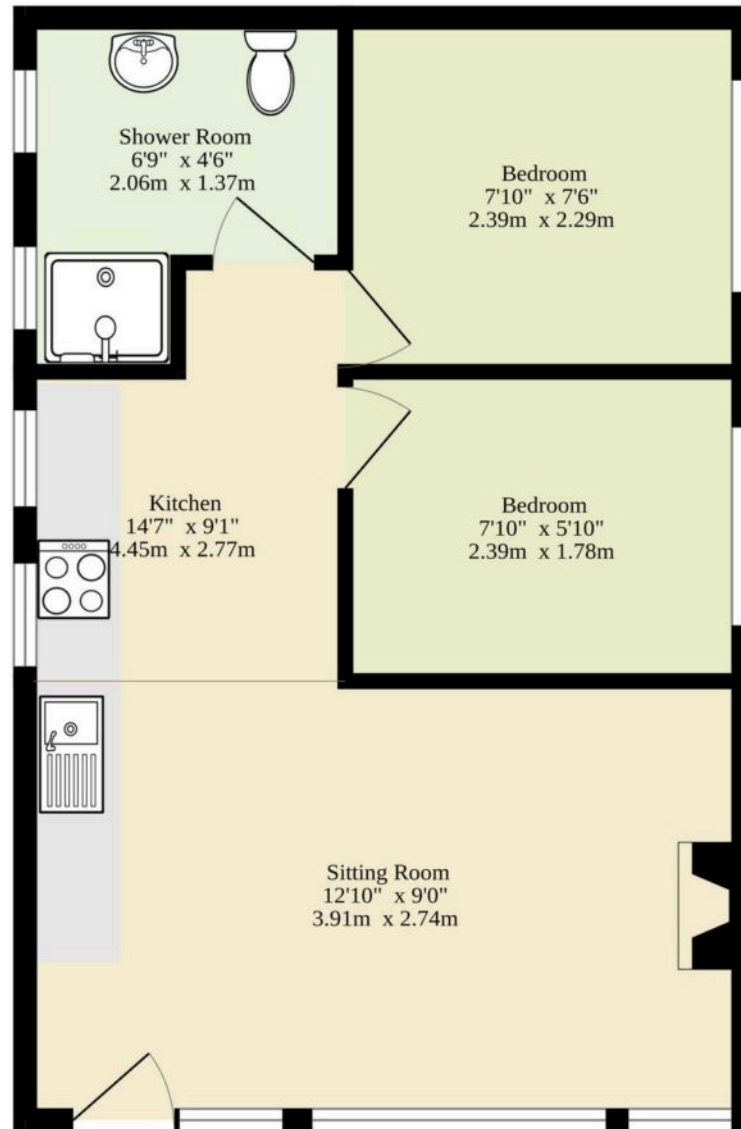
## 54 California Sands

California Road, Great Yarmouth

- Detached holiday home on the esteemed California Sands site, in the coastal village of Scratby
- Freehold tenure
- Available furnished
- New roof in 2025
- Open-plan kitchen/living area, equipped with quality fixtures and fittings
- Two bedrooms and a shower room
- Extended patio at the front, suitable for your outdoor seating arrangements
- Communal grounds that are well-maintained and a carpark providing off-road parking
- Fantastic facilities nearby including shops, amusements, restaurants and the scenic Scratby beach



**Ground Floor**  
364 sq.ft. (33.8 sq.m.) approx.



**TOTAL FLOOR AREA : 364 sq.ft. (33.8 sq.m.) approx.**

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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