



62 California Crescent, California

Great Yarmouth



Minors & Brady

## 62 California Crescent

California, Great Yarmouth

Set within the popular coastal village of California, this beautifully renovated two-bedroom bungalow offers stylish, open-plan living with stunning sea views and a high-quality finish throughout. The property has been thoughtfully updated to create a bright and contemporary home, perfectly suited to those looking for a coastal retreat, main residence or low-maintenance lifestyle by the sea.

Its position and outlook further enhance the sense of space and calm, making it a particularly appealing setting to enjoy throughout the year.



# 62 California Crescent

California, Great Yarmouth

- Non-standard construction bungalow located within the popular coastal village of California
- Stunning sea views enhancing the setting and overall appeal of the property
- Fully renovated throughout to a high standard with a stylish and modern finish
- Open plan layout combining kitchen, dining and sitting areas, ideal for contemporary living
- Impressive fitted kitchen with Shaker style units, quartz worktops and integrated appliances
- Vaulted ceilings with exposed beams and Velux windows adding light and a sense of space
- Spacious sitting room with French doors opening to the rear
- Two well-proportioned bedrooms, including a principal bedroom with ensuite bathroom
- Low maintenance front garden providing ample off-road parking
- Coastal location with easy access to the beach and local amenities

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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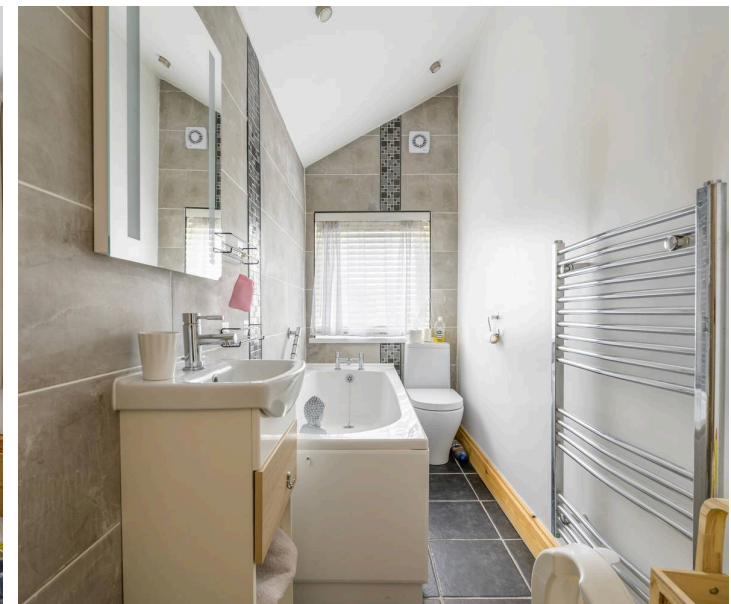
## Location

Located in the coastal village of California, California Crescent offers a setting just moments from the shoreline, with easy access to sandy beaches and coastal paths. The village provides a selection of local amenities including shops, cafés, and essential services, while nearby Hemsby and Caister-on-Sea offer additional facilities, leisure options, and seaside attractions.

The area is well connected by road to Great Yarmouth, where a wider range of supermarkets, retail outlets, and healthcare services can be found. With the Norfolk Broads also within reach, the location offers access to both coastal and countryside surroundings, making it well placed for enjoying the wider area.

## California Crescent

The accommodation flows seamlessly from the fitted kitchen through to the dining area and into the sitting room, creating a sociable and well-connected living space. The kitchen is fitted with a range of Shaker style units complemented by quartz work surfaces and integrated appliances, while vaulted ceilings and feature beams enhance the sense of space and character. The sitting room enjoys an abundance of natural light, with French doors opening out to the rear and additional Velux windows above, further emphasising the airy feel of the home.



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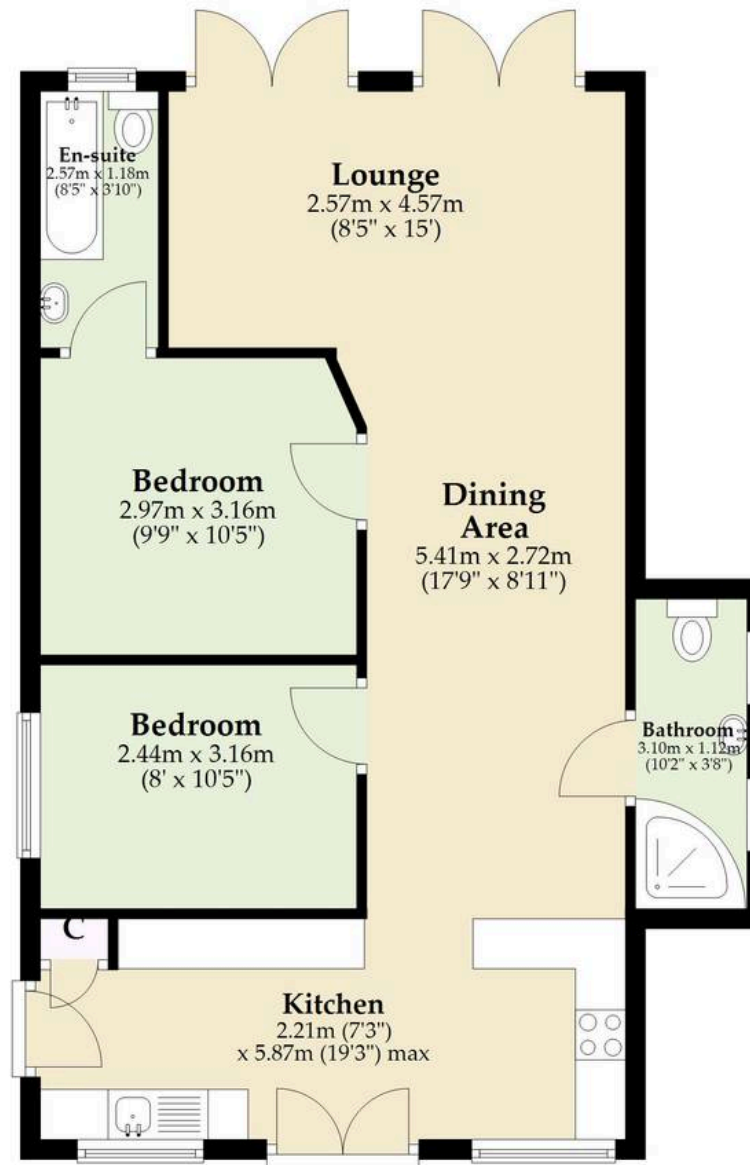
There are two well-proportioned bedrooms, including a principal bedroom with its own ensuite bathroom. The second bedroom offers flexibility for guests or additional use, while a modern shower room serves the rest of the property, finished with contemporary fittings.

Externally, the property continues to impress with a generous and well-maintained rear garden, mainly laid to lawn and complemented by a patio seating area, ideal for outdoor dining or relaxing while taking in the coastal surroundings. The front of the property is designed with ease of maintenance in mind, providing ample off-road parking alongside a raised seating area and useful external storage. The overall plot offers a balance of practicality and outdoor enjoyment, making the most of its desirable seaside setting.



## Ground Floor

Approx. 65.1 sq. metres (700.8 sq. feet)



Total area: approx. 65.1 sq. metres (700.8 sq. feet)

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.

Plan produced using PlanUp.

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Meet *Lauren*  
Property Consultant

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