



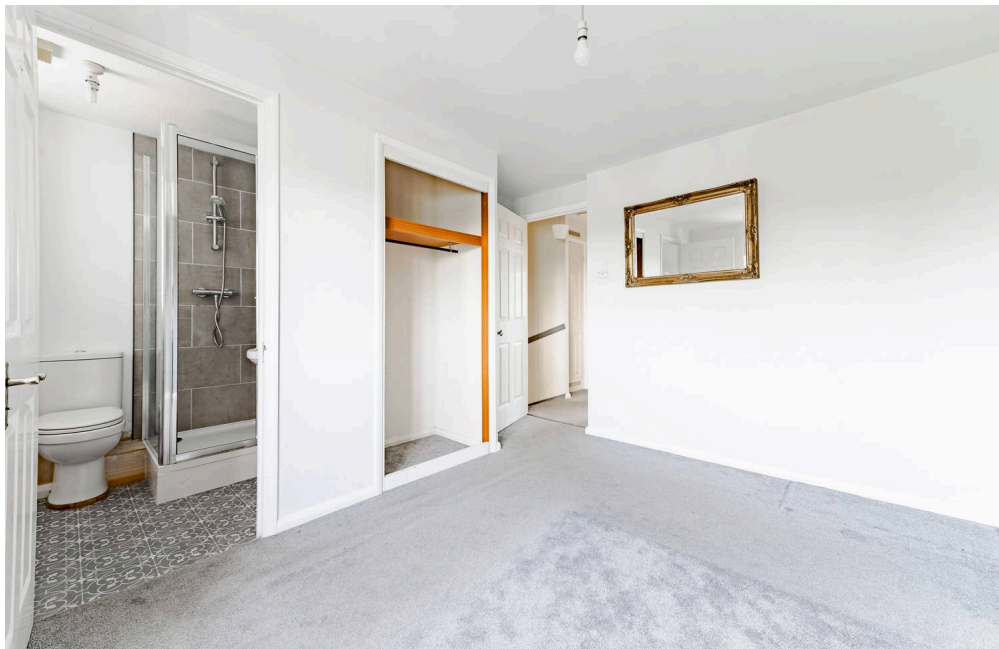
17 Beeleigh Way, Caister-On-Sea

£170,000 - £180,000 Freehold

Occupying a desirable location within the sought-after coastal village of Caister-on-Sea, this modern and well-presented two-bedroom mid-terraced house is an ideal choice for first-time buyers or savvy investors. This property, available chain-free, presents an excellent opportunity to secure a comfortable and contemporary living space.

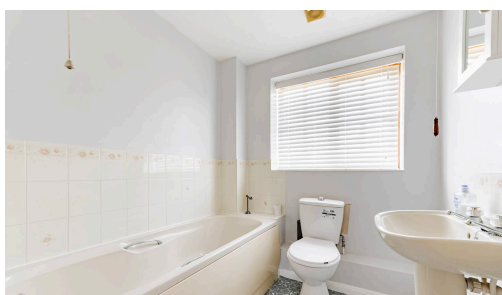
Location

Situated in a popular residential area of Caister-on-Sea, Beeleigh Way enjoys a peaceful setting within easy reach of both coastal charm and everyday convenience. Just a short distance from the seafront, residents can take advantage of miles of sandy beach and scenic promenade walks, while the heart of the village offers a range of amenities including supermarkets, cafés, schools, and a medical centre. The nearby town of Great Yarmouth provides further shopping and leisure facilities, along with transport links via rail and road. With a friendly community atmosphere and a desirable coastal backdrop, this location offers a well-connected yet relaxed lifestyle.



Beeleigh Way

Upon entering the property, you are greeted by an inviting entrance hall leading to a spacious lounge, adorned with modern wood effect laminate flooring, offering a cosy retreat enhanced by ample natural light. The re-fitted kitchen/breakfast room boasts a sleek design, featuring light grey Shaker style units, a breakfast bar seating area, and integrated appliances, ensuring a delightful culinary experience.



Ascending to the first floor, you will find two generous double bedrooms, each offering comfort and tranquillity. The master bedroom benefits from a newly installed en-suite shower room, while the additional family bathroom provides convenience and style with a modern suite.

Outside, the property features a well-sized enclosed garden, providing a private outdoor space for relaxation and entertainment. A sun trap west-facing patio area complements the lush lawn, creating a serene setting for outdoor enjoyment. A convenient timber shed offers additional storage options, while off-road parking is available with an allocated parking space.

Noteworthy features of this charming property include gas central heating, sealed unit double glazed windows, and newly installed flooring and carpets throughout, enhancing the overall appeal of the home. Situated in a peaceful location near local amenities and a park, this residence offers a blend of comfort, convenience, and tranquillity for discerning buyers.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: B

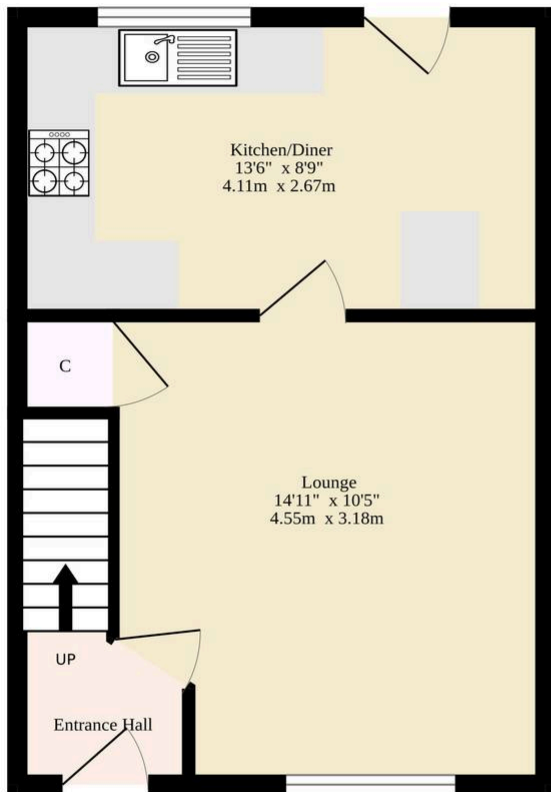
Tenure: Freehold

EPC Energy Efficiency Rating: C

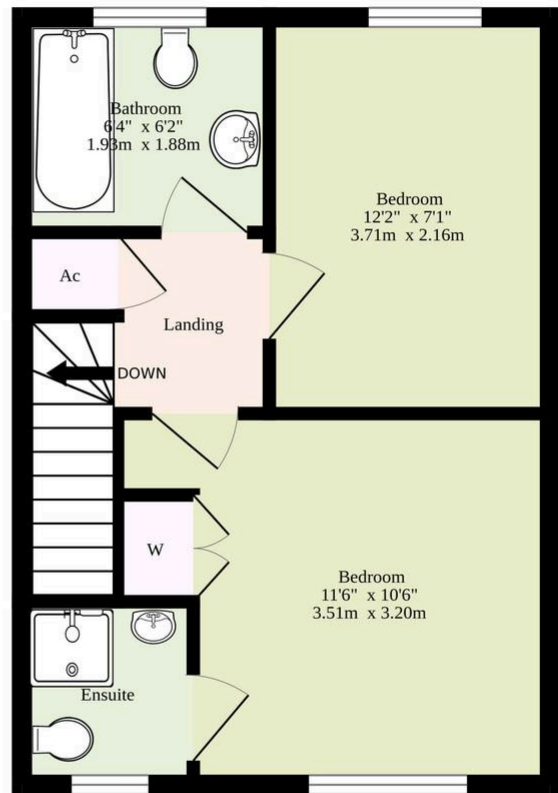
EPC Environmental Impact Rating: C



Ground Floor
296 sq.ft. (27.5 sq.m.) approx.



1st Floor
281 sq.ft. (26.1 sq.m.) approx.



Sqft Excludes Ensuite

TOTAL FLOOR AREA : 577 sq.ft. (53.6 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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