



77, Sunbeach Holiday Park, California Road

Scratby



Minors & Brady

77, Sunbeach Holiday Park

California Road, Scratby

A holiday home designed for relaxation and convenience at Sunbeach Holiday Park. Bathed in natural light, the comfortable living space flows seamlessly into a practical kitchen, while two bedrooms and a modern bathroom provide comfort and privacy. With added benefits of tiled flooring and underfloor heating throughout. Outside, enjoy well-kept communal grounds, convenient parking, and fantastic on-site facilities, including a swimming pool, entertainment, a restaurant, and a friendly local bar – everything you need for a carefree and enjoyable stay.

- Holiday home positioned on Sunbeach Holiday Park, moments away from the scenic coast
- Fantastic on-site facilities including a swimming pool, entertainment, a restaurant and a local dutchy bar
- Cheap ground rent per year
- Comfortable living room filled with an abundance of natural light
- Kitchen fitted with wall and base cabinetry, a freestanding oven and space for a under-counter fridge
- Two bedrooms and a modern bathroom
- Communal grounds and car parks
- Tiled flooring and underfloor heating throughout
- Local bus service into Great Yarmouth

Year-Round operation: While there is a fixed holiday season, Sunbeach Holiday Park is not closed during the off-season, offering a 12-month holiday use for owners but can not a permanent residency.





M&B

77, Sunbeach Holiday Park

California Road, Scratby

Location

California Road is a charming residential street located in the coastal area of California, Norfolk, ideally situated between the seaside villages of Scratby, Ormesby, and Caister-on-Sea, with Great Yarmouth just a short drive away. The area enjoys a peaceful coastal atmosphere, with sandy beaches and promenades within easy reach, making it popular with families and retirees. Local amenities are conveniently accessible: small convenience stores and cafés line nearby streets, while larger supermarkets and shopping facilities are available in Great Yarmouth. Families are served by a range of schools, including local primary schools in Scratby and Ormesby, and secondary education options in Caister-on-Sea.

Healthcare needs are met by nearby GP practices and medical centres, with James Paget University Hospital in Gorleston providing more extensive services. The location benefits from excellent transport links: regular bus services connect residents to Great Yarmouth, Lowestoft, and Norwich, while the A149 road provides easy car access along the coast.



M&B

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Located within the welcoming community of Sunbeach Holiday Park, this charming holiday home offers the perfect coastal retreat, just moments from the scenic coastline. Step inside to a bright and inviting living room, bathed in natural light, creating a warm and relaxing atmosphere ideal for unwinding after a day by the sea.

The kitchen is thoughtfully designed with both wall and base cabinetry, a freestanding oven, and space for an under-counter fridge, making it easy to prepare meals whether for a quiet night in or entertaining friends and family. The home boasts two comfortable bedrooms and a modern bathroom, ensuring a restful stay for all. Tiled flooring and underfloor heating extend throughout, offering both style and comfort all year round.

Outside, the home enjoys access to well-maintained communal grounds and convenient car parks. Residents benefit from a wealth of fantastic on-site facilities, including a swimming pool, lively entertainment, a welcoming restaurant, and the local Dutchy bar.

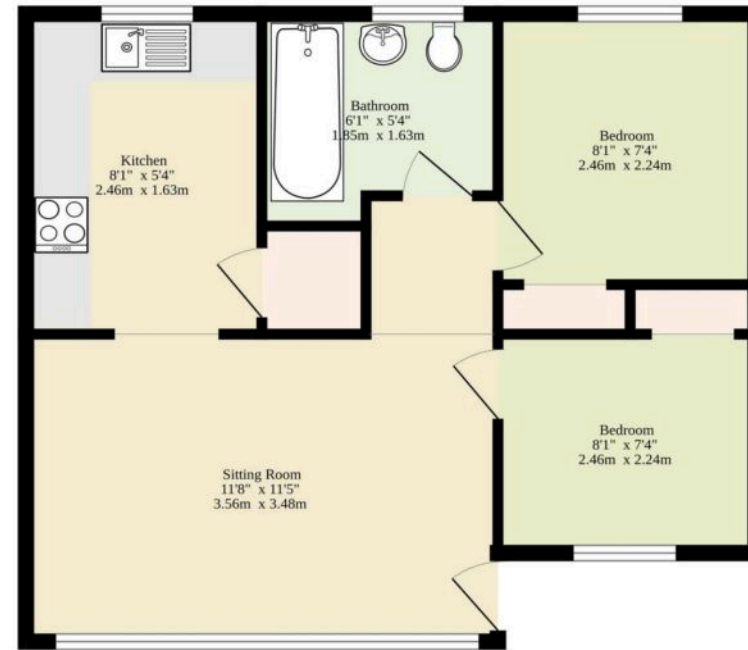
Agents note

We understand that this property is leasehold, with 31 years left on the lease.

Ground rent: £996.48+VAT Infrastructure 2025: £68.02+VAT
Renewal: 1st January 2026

M&B

Ground Floor
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 339 sq.ft. (31.5 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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Minors & Brady
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