



14 Sunbeach Holiday park California Road, California
Scratby

Minors & Brady



14 Sunbeach Holiday park California Road

California, Scratby

Perfectly placed for relaxed coastal escapes, this attractive holiday home is positioned within the popular Sunbeach Holiday Park, just moments from the scenic shoreline. The setting lends itself to a laid-back lifestyle, with open country views to the front and a range of on-site facilities including a swimming pool, entertainment and a restaurant. Inside, the accommodation is bright and comfortable, offering a well-planned living space, two bedrooms and a shower room, an ideal base for easy holidays where coastal walks, quiet mornings and unhurried evenings come as standard.

- Sold as seen!
- 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
- Comfortable living room with a large front-facing window that floods the room in an abundance of natural light
- Kitchen fitted with wall and base cabinetry, an integrated oven and under-counter areas for appliances
- Two bedrooms with built-in wardrobes and a shower room
- Communal grounds and car parks
- Overlooks country fields at the front of the holiday home
- Bus stop opposite the home with routes to nearby villages and towns
- A short walk to the coastline, perfect for walks and the warmer days





M&B

14 Sunbeach Holiday park California Road

California, Scratby

Set within the ever-popular Sunbeach Holiday Park, this inviting holiday home offers an easy coastal lifestyle just moments from the shoreline. Days can be spent strolling along the scenic coast or making the most of the park's excellent on-site facilities, which include a swimming pool, entertainment venue, restaurant and a relaxed local Duchy bar, all close at hand for effortless leisure.

The home itself enjoys a pleasant outlook across open country fields to the front, creating a calm and open feel. Inside, the living room is comfortable and bright, with a large front-facing window that fills the space with natural light. The kitchen is neatly arranged with wall and base units, an integrated oven and practical under-counter spaces for appliances. There are two well-proportioned bedrooms, both benefiting from built-in wardrobes, alongside a shower room. Communal grounds and nearby car parks add to the convenience, making this an ideal base for coastal breaks and relaxed getaways throughout the year.

Agents Note

We understand that this property is leasehold, with 31-39 years remaining on the lease.

Ground Rent: £2,582.50.

Renewal for charges is annually.

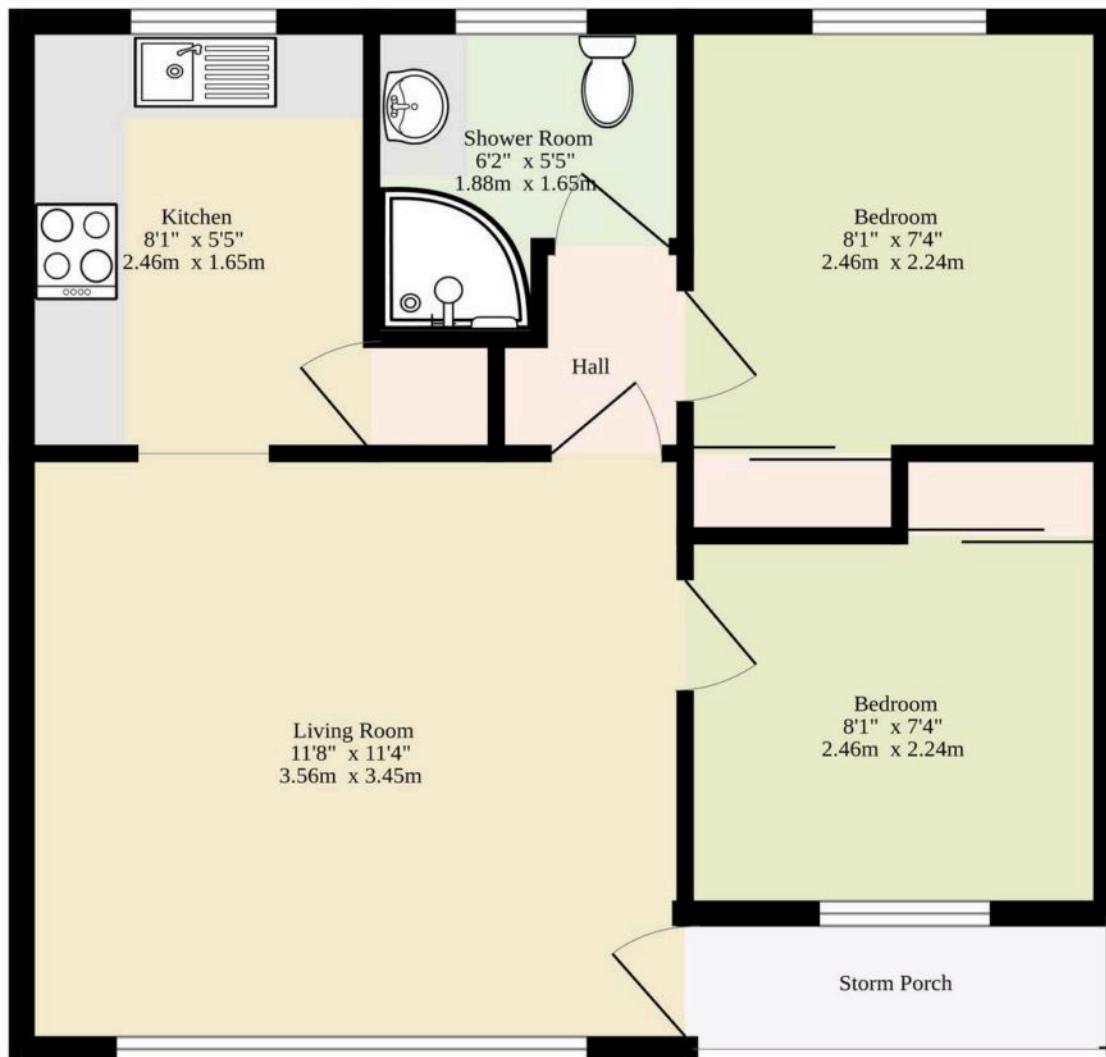
Coin metre for the electric.

The site closes the last day in November and reopens 1st March each year.

All buyers are advised to do their own due diligence with their solicitor and surveyor in regards to the environmental changes to the area.



Ground Floor
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 342 sq.ft. (31.8 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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Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
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