



3 Ludham, Haven Caister Holiday Park, Ormesby Road

Caister-on-Sea



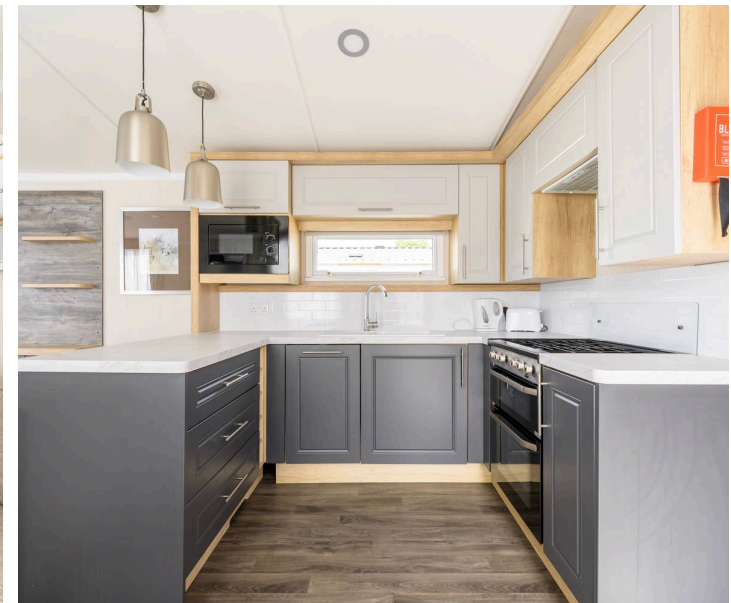
Minors & Brady

# 3 Ludham, Haven Caister Holiday Park

Ormesby Road, Caister-on-Sea

Positioned on a prime pitch and finished to an exceptional standard, this extremely modern two-bedroom property offers stylish living with good investment appeal. Designed with comfort and quality in mind, the home features a sleek open-plan layout with built-in appliances and a bright, contemporary finish throughout. A standout addition is the private balcony, providing the perfect space to relax and enjoy the surroundings. Both bedrooms are well-proportioned and supported by two modern shower rooms, offering flexibility for owners and guests alike. With gas boiler heating, off-road parking, and a proven track record of being highly sought after for bookings, the property currently generates an income of approximately £4,000 per annum.

- Prime pitch position within a sought-after location
- Extremely modern finish throughout with high-quality presentation
- Bright open-plan living space with a sleek design
- Contemporary kitchen with integrated appliances
- Private balcony, perfect for relaxing outdoors
- Two well-proportioned bedrooms
- Two stylish shower rooms for added convenience
- Gas boiler heating for efficient year-round comfort
- Off-road parking for ease and practicality
- Proven investment potential, earning approximately £4,000 per annum





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## 3 Ludham, Haven Caister Holiday Park

Ormesby Road, Caister-on-Sea

### The Location

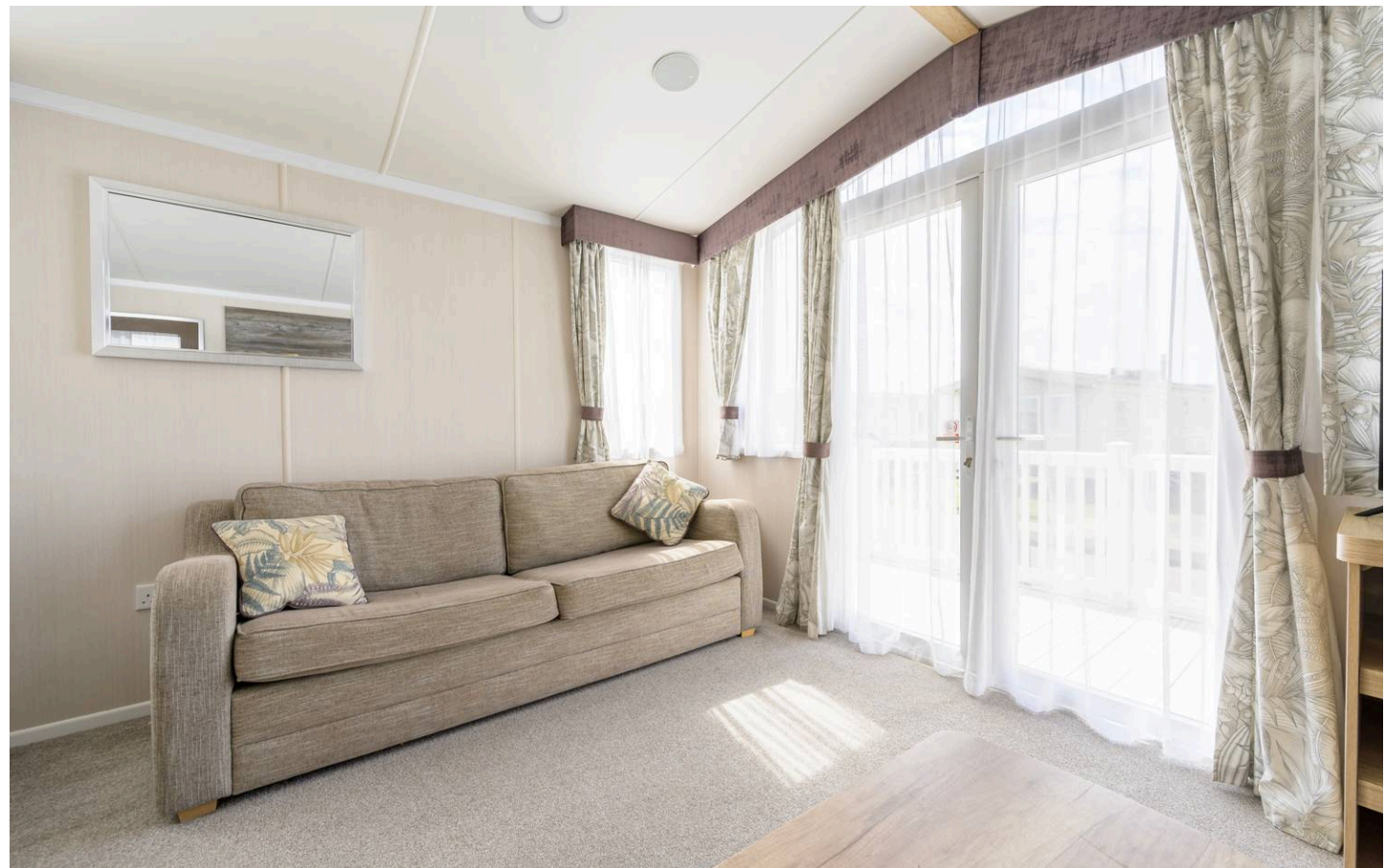
Caister-on-Sea offers a classic seaside setting on the Norfolk coast, blending traditional coastal charm with a wide range of modern leisure facilities. Located close to Great Yarmouth, the area provides easy access to a variety of shops, restaurants, and attractions, while still maintaining a relaxed holiday atmosphere.

The nearby holiday park is well known for its vibrant and family-friendly environment, offering a strong mix of daytime activities and evening entertainment. With multiple show venues hosting live performances, cabaret, and children's entertainment, there is always something to enjoy, whether you're visiting with family or friends.

One of the standout features of this location is its direct access to the beach. Just a short walk through the dunes leads to a beautiful stretch of unspoilt coastline, ideal for everything from quiet walks and sunbathing to paddling in the sea and enjoying traditional seaside activities.

On-site, a range of facilities cater to all ages, including heated indoor and outdoor swimming pools, as well as a selection of leisure activities designed to keep everyone entertained.

Dining options are equally appealing, with relaxed, sociable spaces perfect for enjoying meals, drinks, and time together.



### 3 Ludham, Haven Caister Holiday Park

Ormesby Road, Caister-on-Sea

#### Caister Holiday Park, Ormesby Road

Set within a prime pitch position, this beautifully presented and exceptionally modern two-bedroom property offers a fantastic opportunity for both investors and those seeking a stylish coastal retreat. Finished to a high standard throughout, the home has been carefully maintained and has never had pets in, further reflecting the clean and well-kept nature of the accommodation.

Internally, the property provides a bright and contemporary living environment, with a focus on comfort and practicality. The open-plan living space is enhanced by modern fittings and built-in appliances, creating a sleek and functional kitchen area that flows seamlessly into the living and dining space.

A notable addition is the balcony, offering an elevated outdoor area to relax and enjoy the surroundings.

The accommodation comprises two well-proportioned bedrooms, both finished in a crisp, modern style, alongside two shower rooms, which provide added convenience and flexibility for both owners and guests.

Heating is supplied via a gas boiler system, ensuring efficiency and comfort throughout the year.



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Externally, the property benefits from off-road parking, adding further practicality to this already appealing home. Its desirable position within the park, combined with the high-quality finish, has made it particularly sought-after for bookings, currently generating an income of approximately £4,000 per annum, making it an attractive investment opportunity.

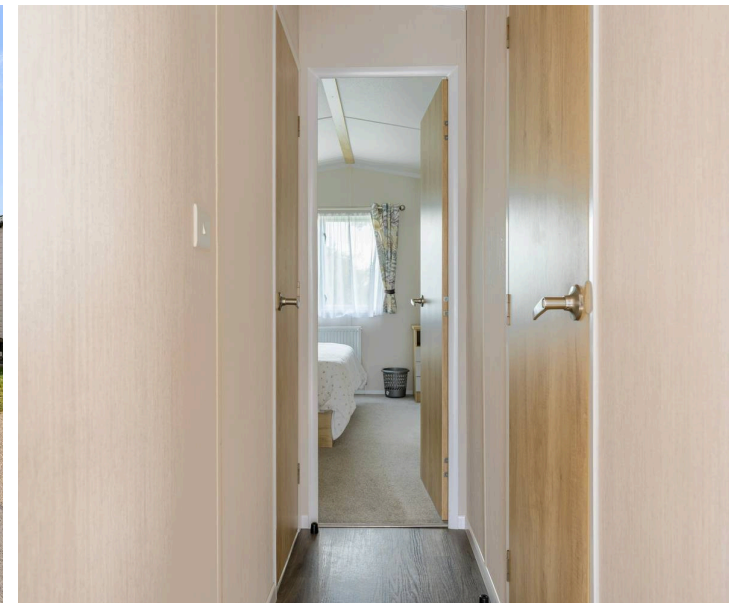
Whether used as a private holiday home or as part of a rental portfolio, this is a top-quality property that combines modern living with strong income potential, all set within a highly desirable and well-regarded location.

### Agents Note

This park home will be sold leasehold.

£7,000 - £7,500 paid annually for the pitch fee.

Please note that the site operates on a seasonal basis and is not open year-round. All prospective purchasers are advised to carry out their own due diligence to ensure they are fully satisfied with the occupancy conditions, seasonal access, and all associated arrangements. This includes confirming that the parking provisions and communal facilities meet your needs and expectations.



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