



Pinewoods, Beach Road, Beach Road - NR23 1DR



Pinewoods, Beach Road

Beach Road, Wells-Next-The-Sea

Nestled within the serene PINWOODS ESTATE, this immaculate modern static caravan presents a unique opportunity for tranquil seaside holidays. Step into LUXURY including vaulted ceilings and central heating, with a 12' HIGH SPECIFICATION fitted KITCHEN complete with APPLIANCES, ideal for culinary enthusiasts. The open plan SITTING ROOM beckons with FRENCH DOORS that flood the space with natural light, creating an inviting ambience. Retreat at the end of the day to one of the TWO DOUBLE BEDROOMS adorned with a range of FITTED FURNITURE for added convenience. Pamper yourself in the EN SUITE or freshen up in the family shower room, offering both style and functionality. Residents will also enjoy access to Pinewoods facilities, ensuring both relaxation and recreation are at your fingertips. A SHORT STROLL leads to the picturesque BEACH, completing this idyllic coastal retreat. A sprawling wrap-around and enclosed DECKED SEATING AREA, perfect for hosting gatherings or savouring moments of solitude. Revel in the fresh sea breeze as you unwind in this outdoor sanctuary.



Council Tax band: C

Tenure: Leasehold

- Immaculate Modern Static Caravan
- Wrap Around & Enclosed Decked Seating Area
- 12' High Specification Fitted Kitchen with Appliances
- Open Plan Sitting Room with French Doors
- Two Double Bedrooms
- En Suite & Family Shower Room
- Range of Fitted Bedroom Furniture
- Access to Pinewoods Facilities & Short Walk to Beach

Wells-next-the-Sea invited with its sandy beach and charming candy-striped huts, drawing day trippers and holidaymakers. Explore the surrounding waterways behind the bustling harbour, and delve into culture at Wells Maltings, a heritage centre with a theatre, cinema, gallery, and café-bar. Browse local galleries like The Staithe Gallery, Gallery Plus, and Quay Art for unique artwork. Dine at The Globe Inn or Crown Hotel for meals overlooking the green, or indulge at Michelin-starred Morston Hall. For a simpler pleasure, enjoy fish and chips from French's on the harbour wall as the sun sets over the water. alk away.



SETTING THE SCENE

Enjoying a fully gated and enclosed wrap-around terrace seating area, there is ample space for outside entertaining and dining with French doors leading inside and the main entrance door stepping inside.

THE GRAND TOUR

A hall entrance is finished with wood effect flooring in a herringbone style with a useful built-in storage cupboard and doors leading off to the bedroom and living accommodation. The main living space is open plan starting with the kitchen area which offers a modern fully fitted extensive range of storage with integrated cooking appliances including an inset gas hob and built-in eye level electric double oven with microwave adjacent, tiled splash-backs and integrated appliances including a fridge freezer, dishwasher and washing machine, with ample space for a dining table. Wood effect flooring flows underfoot whilst the sitting room is fully open plan, continuing with fitted carpet, pull out bed and a feature fireplace to one side. Flooded with excellent natural light via windows to side and rear, further French doors also lead out to the decked seating area with ample room for soft furnishings. The main bedroom sits at the end of the hall entrance complete with fitted carpet and a range of built-in bedroom furniture with full height windows ensuring a light and bright finish, and a door leading off to a private ensuite. This modern white three piece suite includes a double shower cubicle with a thermostatically controlled shower, splashbacks, heated towel rail and wood effect flooring underfoot. The second bedroom is finished with fitted carpet and a side facing window, whilst also including a range of built-in furniture. Completing the property is the shower room which offers a matching style to the ensuite with useful storage under the hand wash basin, thermostatically controlled shower, heated towel rail and wood effect flooring.

FIND US

Postcode : NR23 1DR

What3Words : ///tricycle.emotional.picked

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The year of manufacture is 2019. The licence agreement for the site runs until the 01/01/2025. The pitch fee for 2025 was charged at £5576.56 including VAT. Business rates were billed at £716.92.



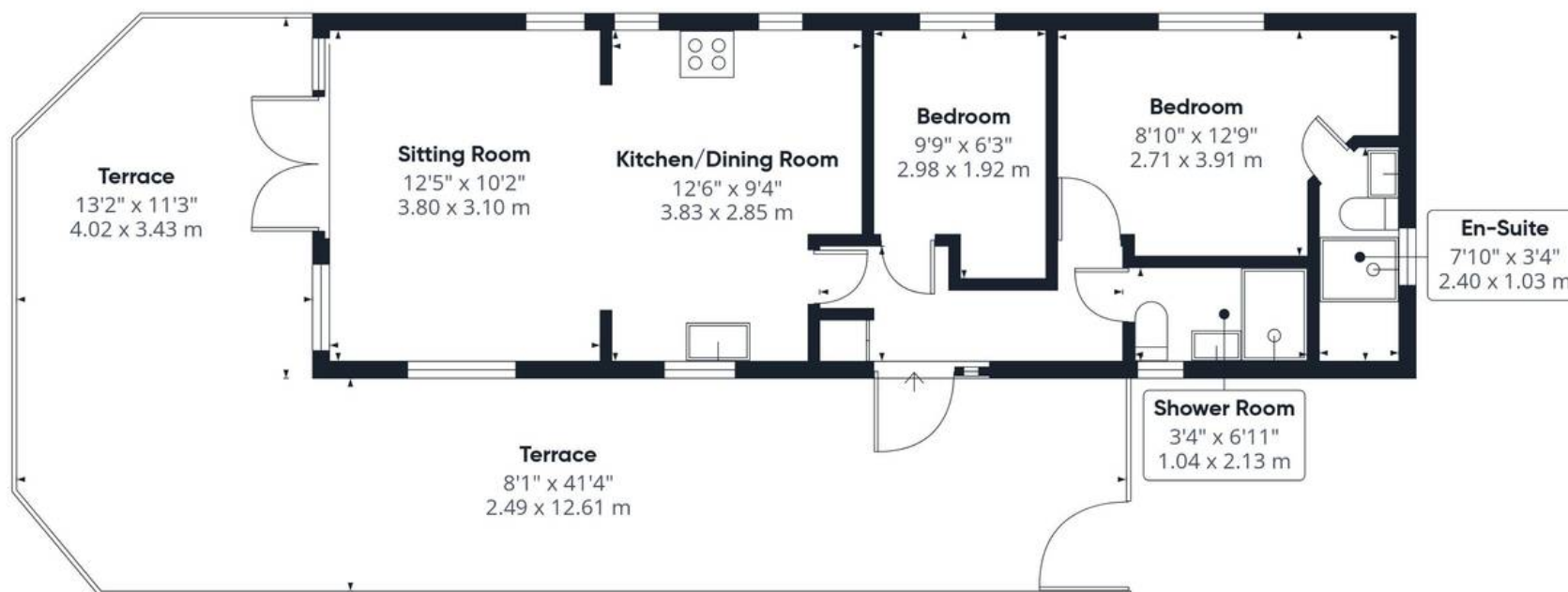




THE GREAT OUTDOORS

The 'Pinewoods' site is a beautiful location, surrounded by woodland full of wildlife, perfect for dog walking and children's adventures with tree climbing and rope swings. The site also offers a number of amenities, including a play area, and if the beach isn't beckoning, the town with its quayside, shops, and eateries is just a short walk away.





Approximate total area⁽¹⁾

480 ft²

44.5 m²

Balconies and terraces

467 ft²

43.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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