



## 23 Sunbeach Holiday Park, California Road, California

### £30,000 Leasehold

**GUIDE PRICE: £30,000-£35,000.** Escape to the coast with this charming chain-free semi-detached holiday home on the popular Sunbeach site in the seaside village of California. Fully furnished and thoughtfully designed for comfort and accessibility, including extra-wide doorways, this two-bedroom home features a light-filled living/dining area, a well-equipped kitchen, and a modern wet room. Enjoy outdoor living with a front patio and take advantage of well-kept communal grounds and off-road parking. Just moments from shops, amusements, eateries, and the stunning Scratby Beach, this is an ideal getaway or investment opportunity not to be missed.

Council Tax band: A

Tenure: Leasehold



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### Location

California is a small village which merges with Scratby next to the coast. California and Scratby are both located in Norfolk, near the town of Great Yarmouth. Situated along the North Sea coast, it offers a peaceful atmosphere and a relaxing seaside experience. The village is known for its sandy beach, scenic views, and a mix of holiday homes and residential properties. Its close proximity to larger towns like Yarmouth provides access to various amenities while still maintaining a peaceful,



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### California Sands

Designed with comfort and accessibility in mind, the property benefits from extra-wide doorways throughout, making it suitable for individuals with mobility needs. Step inside to discover a bright and airy sitting/dining room, filled with natural light and ideal for both relaxing and entertaining guests, complete with two recline chairs.

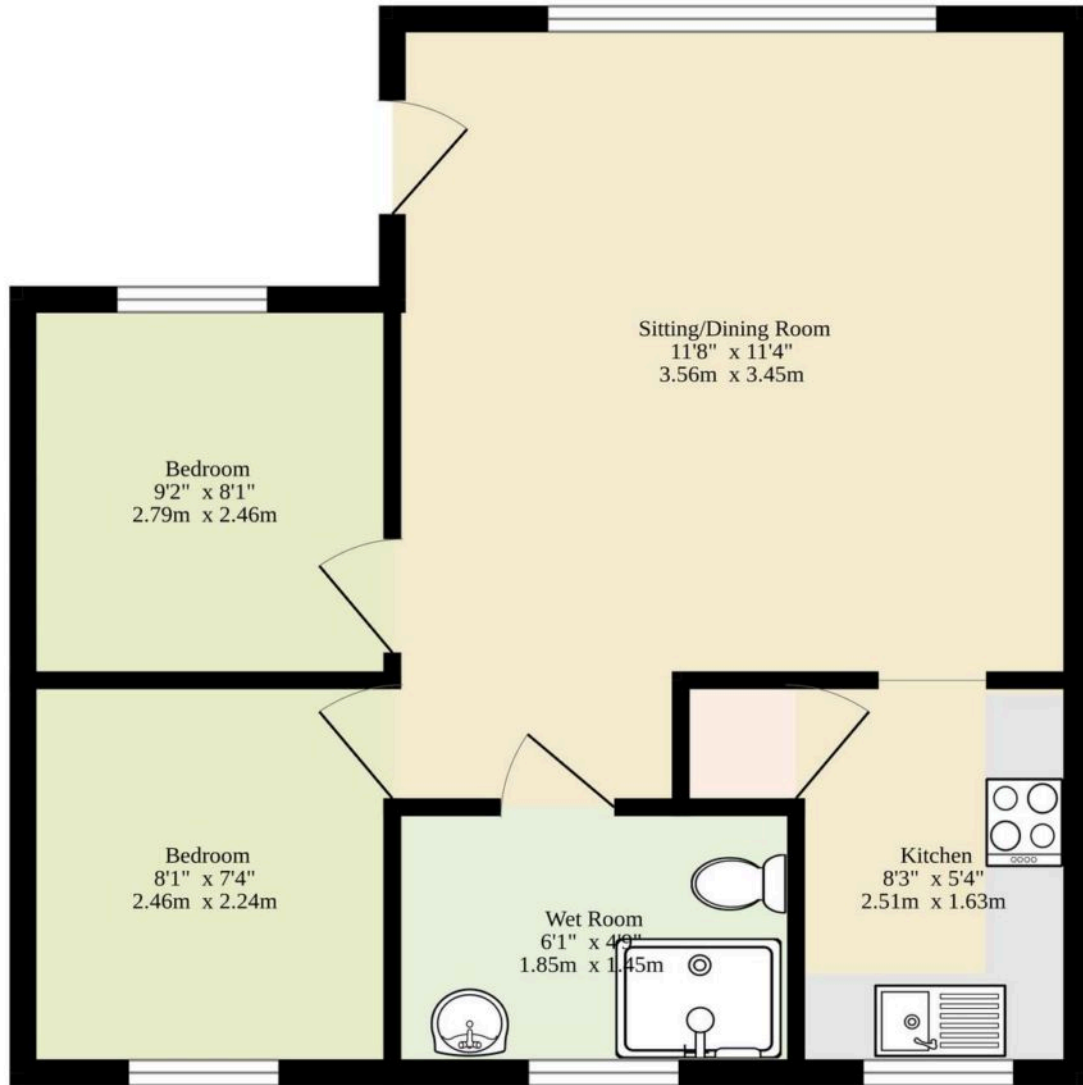
The adjacent kitchen is well-appointed with a range of wall and base units, appliances, and ample storage – ensuring every convenience is at hand. The accommodation includes two well-proportioned bedrooms and a wet room, providing practical and stylish living spaces.

To the front of the property, a patio area offers a lovely spot for al fresco dining or morning coffee, surrounded by the well-maintained communal grounds of the site. Residents and visitors also benefit from a dedicated car park, offering off-road parking for added ease and peace of mind.

This holiday home combines the best of relaxed coastal living with practical features and fantastic nearby amenities. Early viewing is recommended to appreciate all it has to offer.



**Ground Floor**  
**343 sq.ft. (31.9 sq.m.) approx.**



**TOTAL FLOOR AREA : 343 sq.ft. (31.9 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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