



£22,000

Felixstowe Beach Caravan Park, IP11



 2  
Bedrooms

 1  
Bathroom

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This attractive **two-bedroom ABI Saint David caravan** is set within the popular Felixstowe Beach Holiday Park, just a short distance from the seafront. Offering a bright open-plan living space with modern fittings, a master bedroom with ensuite, a twin bedroom, and a family shower room, it provides comfortable and flexible accommodation. Outside, the caravan benefits from a private patio area, parking for multiple vehicles, and a small rear garden with storage. With double glazing, central heating, and easy access to local amenities, this is an ideal holiday home or coastal getaway.

**Living Area** 5.72m x 3.54m (18' 9" x 11' 7")

A spacious open-plan living area comprising kitchen, dining and lounge. The kitchen features grey marble-effect worktops, an inset stainless steel sink, integrated cooker with extractor hood, fridge-freezer, and a range of matching wall and base units with space for a microwave. The lounge area offers a built-in shelving unit, feature fireplace, and French doors opening onto the front balcony, with additional windows to both side aspects allowing for plenty of natural light. Finished with wood-effect laminate flooring, spotlights, and Venetian blinds.

**Hallway** 2.51m x 0.75m (8' 3" x 2' 6")

An internal hallway with carpet flooring, ceiling spotlight and coat hooks, giving access to both bedrooms and the family bathroom.

**Master Bedroom** 3.53m x 2.80m (11' 7" x 9' 2")

A generous double bedroom with Ottoman-style bed, built-in headboard, overhead storage cupboards, bedside cabinets, radiator, and carpet flooring. UPVC double glazed window to rear aspect. Door leading to ensuite.

**Ensuite**

Fitted with a WC, hand wash basin, radiator, extractor fan and vinyl flooring. Built-in cupboard housing the Morco Combi boiler with additional shelving above. UPVC double glazed window to side aspect.

**Bedroom Two** 2.50m x 1.70m (8' 2" x 5' 7")

A well-proportioned twin room with fitted headboards, overhead cupboards, wardrobe, twin beds, carpet flooring, radiator, ceiling spotlight, and UPVC double glazed window to side aspect.

**Family Bathroom** 1.82m x 1.05m (6' x 3' 5")

Modern suite comprising walk-in shower with thermostatic mixer, WC, hand wash basin, towel radiator, extractor fan and built-in cupboard. Finished with wood-effect flooring and UPVC double glazed window to side aspect.

**Additional information**

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**EPC**  
Coming soon

