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POPLARS WAY, NAZE MARINE HOLIDAY PARK |  
WALTON-ON-THE-NAZE

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*Perfect Holiday Home for the Family to Enjoy*

## FEATURES

- LOTS OF FACILITIES ON PARK
- FAMILY ENTERTAINMENT COMPLEX
- NO ONWARD CHAIN
- 11 MONTH SEASON
- HEATED INDOOR SWIMMING POOL
- WALKING DISTANCE TO THE BEACH
- GENEROUS OUTSIDE DECKING AREAS

## DESCRIPTION

Luxurious 2014 ABI Ambleside Caravan available for sale in Walton-on-the-Naze. Beautifully presented, with an excellent specification and prime location, offering the perfect coastal retreat.

This modern caravan features:

- 2 Bedrooms – Kingsize master with en-suite shower room and walk-in wardrobe and twin bedroom
- Additional sleeping space with a sofa bed in the lounge
- Family shower room
- Fully fitted kitchen – Integrated dishwasher, washing machine, and microwave.
- Modern comforts – LPG gas central heating & double glazing.
- Outdoor space – Decking to both sides
- Storage – Asgard shed included.

Included in Sale:

- All kitchen appliances and cookware
- 50" Smart TV
- Bedding
- Outdoor furniture

Positioned in a desirable location, on Naze Marine Holiday Park (a Parkdean resort), near to the main entertainment complex, but also on the edge of the park, this



## ACCOMMODATION

caravan offers both the perfect location and a luxurious finish. The entertainment complex offers a wide range of amenities including an indoor pool, restaurant and bar, arts and craft den, adventure park, sports dome, entertainment and much more. With the sea just a stone's throw away, this caravan is the perfect retreat for family holidays and can also provide an impressive rental income.

Walton-on-the-Naze boasts a wide array of attractions, such as charming cafes and restaurants, a newly renovated pier, and stunning sandy beaches.

The site fee includes 10 free passes to use, for family and friends, which allow free entry to the entertainment events, swimming pool and gives 20 per cent discount on meals, drinks and activities. Owners can use the passes on other Parkdean sites.

### AGENTS NOTE

Site fees currently £7800pa.

Site fees paid until 31st December 2025.

10 Years remaining on lease.

For additional details or to schedule a viewing, please contact Clarke Philips.







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Council Tax Band :



MONEY LAUNDERING REGULATIONS 2003  
 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.