





## Inside The Home

Within the welcoming community of Broadfields Residential Park, this two-bedroom park home delivers comfortable living in a friendly community. A spacious, open-plan living room offers space to gather friends and entertain family, featuring dual-aspect windows that fill the room with natural light. The electric fireplace adds a cosy focal point, while the flexible layout provides plenty of space for seating and furniture. A separate dining room offers a versatile second reception room, whether kept as a dining area or utilised as a second living room or home office, the choice is yours. Beyond lies a well-appointed kitchen, offering ample storage, generous worktops, and integrated appliances including a hob and an oven ideal for everyday meal preparation. There has been a breakfast bar added, which utilises the space and creates an extra seating area.

The two double bedrooms offer comfort and practicality. One offers built-in wardrobe storage, while the second benefits from access to a practical ensuite perfect for visitors. A central three-piece bathroom services the entire park home with ample storage space throughout.

## Let's Take A Closer Look At The Area

Broadfields Residential Park, situated on Oxcliffe Road in Heaton-with-Oxcliffe near Morecambe, Lancashire, offers residents a peaceful yet conveniently connected lifestyle. Local amenities are within easy reach. There's a convenience store and garage right on Oxcliffe Road, while supermarkets, pharmacies, medical centres, and dentists are all a short drive or bus ride away in Morecambe. For families or those with visiting grandchildren, primary and secondary schools are close by—Morecambe & Heysham Westgate Primary School is under 600 yards away. Transport links are a major benefit. Morecambe railway station is just under a mile away, with regular trains to Lancaster and connections beyond. Bare Lane and Lancaster stations are also easily reached, and there are frequent local bus services along Oxcliffe Road, making travel into Morecambe, Lancaster, or further afield simple and reliable.

The surrounding natural landscape is another key attraction. Broadfields is near the Lancashire coastline, offering access

to sandy beaches, rugged coastal paths, and the wide-open views across Morecambe Bay. Whether you're into walking, cycling, sailing, or birdwatching, there's something for everyone. The area is well known for outdoor pursuits, including guided walks across the bay and nature trails. Leighton Moss RSPB reserve, just a short drive away, provides excellent opportunities to enjoy wildlife and peaceful countryside walks.

The park itself caters to a residential community with a calm, low-maintenance environment. It's well-suited to those looking to downsize or enjoy a more manageable lifestyle, while still benefiting from excellent transport, essential services, and access to both town and country.

## Let's Step Outside

The parkhome benefits from a paved area to the left hand side of the home which provides parking for one vehicle.

## Services

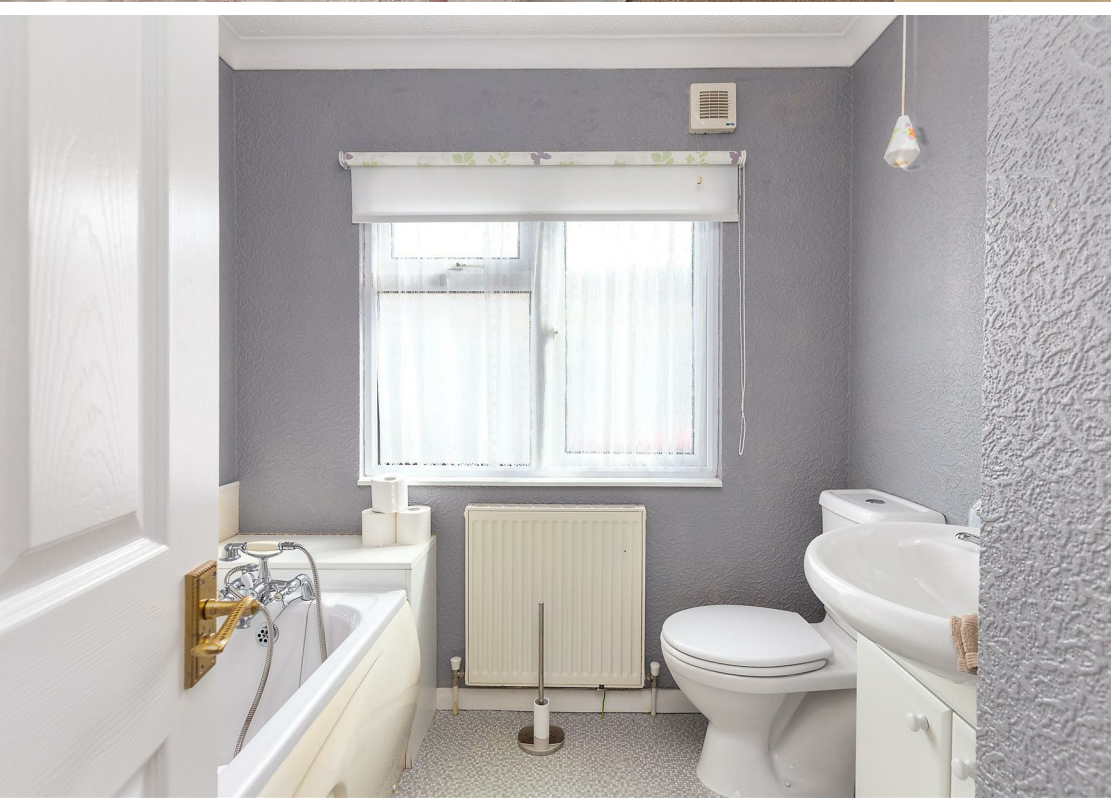
Plumbed gas and connected electricity and water, billed at regular intervals. Site fees totalling £227.4 a month fixed for 2026.

## Council Tax Band

This home is Band A under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			

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