



Caledonia Coast Road, Corton

Corton



Minors & Brady

Caledonia Coast Road

Corton

The Caledonia at Broadland Sands Holiday Park offers modern, comfortable living with a practical open-plan layout. The kitchen is fitted with high-quality cabinetry, integrated appliances, and ample storage, flowing seamlessly into the dining and living area, which features plush seating, triple-aspect windows, and a gas fireplace. Accommodation includes a master double bedroom with en-suite, a second bedroom with two single beds, and a contemporary family shower room. Additional benefits include off-road parking and direct access to the park's full range of facilities, from the indoor pool with a flume to the dinosaur-themed golf course and family entertainment. Site fees for 2026 are included, making this a turnkey, ready-to-enjoy holiday home.

- 2026 site fees included!
- A beautifully designed open-plan living, dining, and kitchen space that maximises natural light and creates a welcoming, airy atmosphere for relaxing or entertaining
- A master double bedroom featuring a private en-suite, offering comfort and privacy
- A second bedroom with two single beds designed for family or guests, complemented by a stylish contemporary shower room with modern fixtures
- Direct access to Broadland Sands holiday park facilities including an indoor pool with thrilling flume, paddling pool for children, and a dinosaur-themed mini golf course for family fun
- Onsite entertainment and leisure options including a sports bar, lounge, restaurant, and takeaway, catering to all ages and tastes throughout the year
- A prime coastal location in the charming village of Corton, offering direct sea views, quiet cliffside walks, and easy access to nearby towns, beaches, and local attractions





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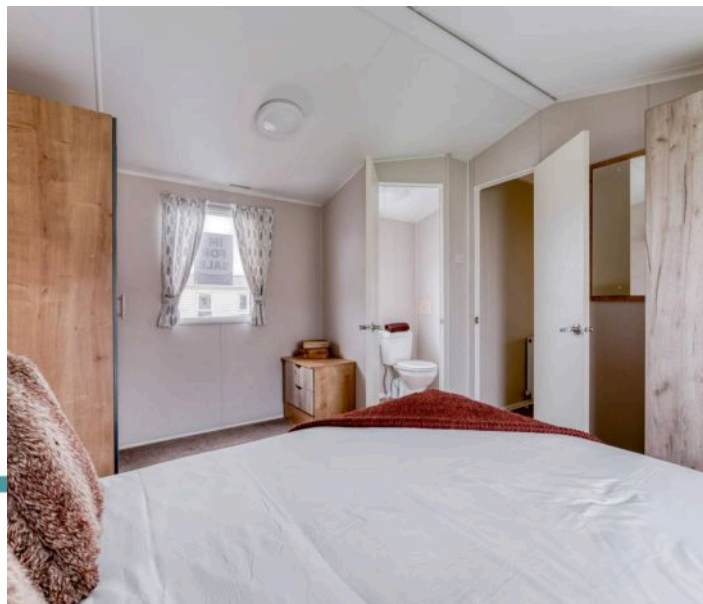
Explore the village of Corton

Corton is a small coastal village on the far-northern edge of Suffolk, set on low cliffs above the North Sea, with direct sea views and a quieter, non-resort shoreline used for walking, fishing and the year-round coastal path linking south to Lowestoft and north into Norfolk. The village sits about 4 miles north of Lowestoft for supermarkets, healthcare and the nearest rail station, with services by Greater Anglia connecting Norwich and Ipswich. Corton is around 2 miles south of Hopton-on-Sea across the county border, roughly 5 miles southeast of Gorleston-on-Sea, and about 9 miles south of Great Yarmouth via the A47, the area's main coastal road. Nearby, Gorleston-on-Sea has a broad sandy beach backed by a traditional seafront with a long promenade, family amusements, cafés and a theatre overlooking the coast, while Great Yarmouth's seafront is larger in scale, stretching along a busy coastal strip of piers, arcades, seaside entertainment, bars, restaurants, wide beaches and a landmark observation wheel, forming one of the region's most established seafronts.

Broadland Sands Holiday Park

Escape to the Broadland Sands holiday park for an unforgettable summer vacation! With a wealth of fantastic facilities, ensuring a delightful experience for all guests. Dive into excitement at the indoor pool with its thrilling 45-meter flume and paddling pool for little ones. Embark on a roarsome adventure with the dinosaur-themed golf course, promising laughter and friendly competition. Be captivated by the family entertainment venue, offering a medley of shows and activities. Unwind at the sports bar and lounge, savouring the relaxed atmosphere and catching up on live sports. Indulge your taste buds at the restaurant or grab a quick bite from the takeaway facilities. Broadland Sands holiday park is the ultimate summer destination, catering to all ages with its diverse array of amenities and ensuring cherished memories for years to come.

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The open-plan kitchen, dining, and living area offers a spacious and practical layout. The kitchen is fitted with high-quality cabinetry, integrated appliances, and ample storage. The dining area accommodates family meals or entertaining, while the living space features plush carpeting, well-positioned seating, and a gas fireplace. Triple-aspect windows provide natural light throughout the day.

Accommodation comprises two double bedrooms. The master bedroom includes a private en-suite, and the second bedroom is arranged with two single beds. A contemporary family shower room serves the home, featuring modern fixtures and fittings.

The property also benefits from off-road parking and direct access to the park's facilities.

Agents note

We understand that this property is leasehold, with 13 years left on the lease.

2026 site fees included.

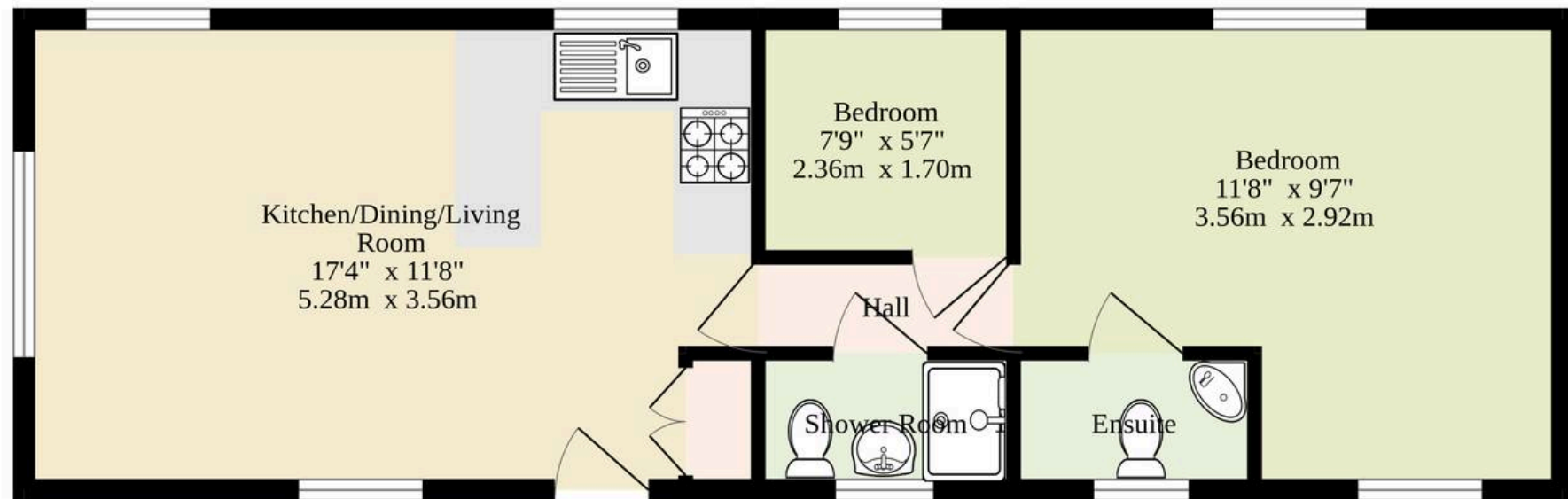
Site fees/ground rent: £6,145

Please call our Oulton Broad office for further details.



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Ground Floor
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 418 sq.ft. (38.8 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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