



Grouse 32, California cliffs, Rottenstone Lane

Great Yarmouth



Minors & Brady

Grouse 32, California cliffs

Rottenstone Lane, Great Yarmouth

Moments from the Norfolk coastline, this well-placed holiday lodge offers an easy, laid-back way to enjoy time by the sea. Set within the respected California Cliffs Holiday Park, it presents an inviting open-plan living space with French doors leading to a private decked terrace, a practical modern kitchen and three comfortable bedrooms, including two ideal for children or visiting guests. A contemporary family shower room, additional WC, communal grounds and on-site parking complete the picture, creating a straightforward and appealing base for coastal breaks or holiday-let potential.

- Holiday lodge positioned on the esteemed California Cliffs Holiday Park, moments away from the scenic coastline
- Fantastic on-site facilities including a swimming pool, entertainment, a restaurant and a local dutchy
- Open-plan kitchen/dining/living room creating an effortless flow for everyday living and entertaining, with French doors that open out to the decked terrace
- Kitchen is equipped with modern cabinetry, a sink/drainers unit, a freestanding oven, a tall fridge/freezer and a dining table
- Three bedrooms offering comfort and privacy, two of which are twin bedrooms for children or guests
- Family shower room with a modern three-piece suite and a convenient WC
- Decked terrace for outdoor seating
- Communal grounds and a car park





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California

California Road is a residential street located in the coastal area of California, Norfolk, ideally situated between the seaside villages of Scratby, Ormesby, and Caister-on-Sea, with Great Yarmouth just a short drive away. The area enjoys a peaceful coastal atmosphere, with sandy beaches and promenades within easy reach, making it popular with families and retirees. Local amenities are conveniently accessible: small convenience stores and cafés line nearby streets, while larger supermarkets and shopping facilities are available in Great Yarmouth. Families are served by a range of schools, including local primary schools in Scratby and Ormesby, and secondary education options in Caister-on-Sea.

Healthcare needs are met by nearby GP practices and medical centres, with James Paget University Hospital in Gorleston providing more extensive services. The location benefits from excellent transport links: regular bus services connect residents to Great Yarmouth, Lowestoft, and Norwich, while the A149 road provides easy car access along the coast.

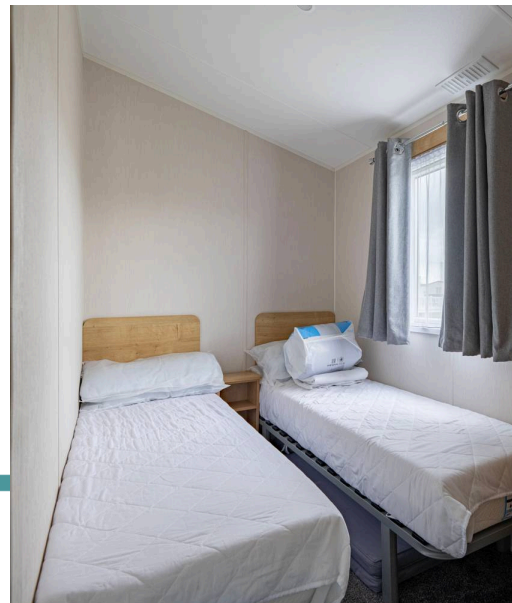
Agents Notes

Leasehold, with 16 years left on the lease. Pitch fee: £2,822.07 per year. Renewal for charges: December.

Connected to mains water, electricity and drainage.

Gas bottles.

Please note that this site is not open year-round and operates on a seasonal basis only.



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A contemporary holiday lodge set within the well-regarded California Cliffs Holiday Park, this coastal retreat offers a relaxed, lifestyle-led base just moments from the sweeping shoreline. Designed for easy living, it blends comfort, practicality and a welcoming sense of escape, ideal for those seeking a personal getaway or a holiday-let investment in a consistently popular location.

The heart of the lodge is its open-plan kitchen, dining and living space, arranged to create a natural flow for both everyday use and sociable gatherings. French doors draw in the light and open directly onto the decked terrace, extending the living area outdoors and providing a pleasant spot for morning coffee or evening unwinding. The kitchen features modern cabinetry, a sink and drainer, a freestanding oven, a tall fridge/freezer and a dedicated dining area, ensuring everything is to hand for relaxed holiday cooking.

Three bedrooms offer comfortable accommodation, including two twin rooms well suited to children, visiting friends or extended family. A family shower room with a modern three-piece suite and an additional WC completes the internal layout, providing convenience for busy holiday stays.

Outside, the decked terrace creates a private corner for outdoor seating, while the wider park offers communal grounds and a car park for residents and guests.

With the coastline just a short stroll away and the amenities of the holiday park close at hand, this lodge presents an appealing opportunity for those looking to enjoy Norfolk's laid-back coastal lifestyle.

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Ground Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



Total area: approx. 40.0 sq. metres (430.1 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
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