



8 Lapwing, California Cliffs, Rottenstone Lane

Scratby



Minors & Brady

8 Lapwing, California Cliffs

Rottenstone Lane, Scratby

Positioned within the popular California Cliffs development and just moments from the coastline, this well-presented park home offers a relaxed and low-maintenance coastal lifestyle. Thoughtfully arranged and filled with natural light, the property provides comfortable accommodation ideal for extended stays and seaside getaways.

With an open plan living space, two bedrooms, and private outdoor seating, it is a home designed for easy, enjoyable living throughout much of the year.



8 Lapwing, California Cliffs

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- Well-presented park home located within the popular California Cliffs development
- Open plan kitchen, dining and living area creating a bright and sociable main space
- Premium fixtures and fittings throughout
- Two bedrooms, including a principal bedroom with ensuite shower room
- Separate family bathroom providing added convenience for guests or shared living
- Low maintenance living, well suited to those seeking an easy to manage home
- 11 month occupancy park, ideal as a main base or coastal retreat
- Close to the coastline, offering easy access to nearby beaches and coastal walks

Agents Notes

Leasehold, with 11 years 8 months remaining. Ground rent - £6,800 p/a.

The park is open 11 months of the year.

Connected to all main services.



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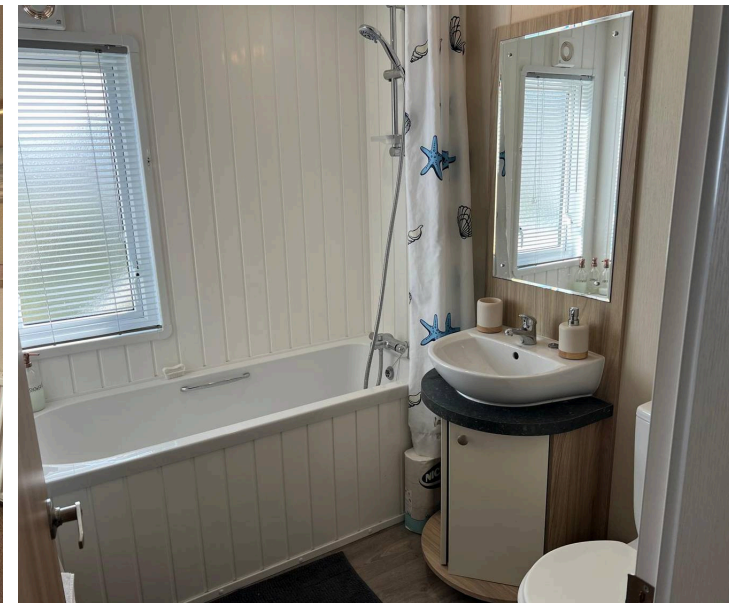
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Location

California Cliffs Holiday Park is set in the small coastal village of California, just outside Scratby and around six miles north of Great Yarmouth. The site enjoys a prime position close to sandy beaches, with neighbouring villages such as Hemsby and Caister-on-Sea offering additional seaside attractions. Local amenities are within easy reach, with small shops, cafés, and pubs in Scratby and Caister, while Great Yarmouth provides larger supermarkets, high street retailers, and leisure facilities.

Families in the area have access to a choice of schools including Scratby Primary, Hemsby Primary, and Caister Academy for secondary education, while healthcare needs are supported by nearby GP surgeries in Ormesby and Caister, with hospital services available in Great Yarmouth and further afield in Norwich. Transport links are convenient, with regular bus services running along the coast to Great Yarmouth and beyond, while road access is provided via the A149 linking to the wider Norfolk road network. This makes California Cliffs a well-connected yet peaceful holiday setting, combining seaside charm with everyday essentials close at hand.



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The main living space is open plan, combining the kitchen, dining, and sitting areas into one sociable and versatile room. Generous proportions and well-placed windows allow light to flow through the space, creating a bright and welcoming environment. The kitchen is fitted with a range of units and worktop space, offering practicality for everyday use, while still remaining connected to the living and dining areas. The accommodation includes two bedrooms, with the principal bedroom benefiting from its own ensuite shower room. The second bedroom is well suited for guests, family, or flexible use depending on individual needs. A separate bathroom serves the rest of the home, adding further convenience.

Outside, the property enjoys a decked terrace, providing the perfect spot to relax and make the most of the coastal setting. Whether it's a morning coffee or an evening unwind, this outdoor space enhances the overall lifestyle on offer.

Set within an established and well regarded park operating on an 11 month occupancy basis, this is an excellent opportunity to enjoy a well located coastal home with easy access to the beach and surrounding amenities.



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



Meet *Sarah*
Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
Property Consultant

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