



51 Lapwing, California Cliffs, Rottenstone Lane

Scratby



Minors & Brady

# 51 Lapwing, California Cliffs

Rottenstone Lane, Scratby

A bright and well-kept park home set within the popular California Cliffs development, this coastal base offers an easy, comfortable setting for enjoying the warmer months. With an open-plan living space designed for sociable downtime, three practical bedrooms sleeping up to eight, and the convenience of both a modern shower room and separate WC, it's arranged with relaxed holiday living in mind. Private off-road parking and an alarm system add everyday reassurance, while the coastline sits just moments away, giving you effortless access to sandy beaches, scenic walks and the wider appeal of this much-loved stretch of Norfolk.

- Well-presented park home located within the popular California Cliffs development
- Site is open March-November
- Sleeps up to 8 people
- Open plan kitchen, dining and living area creating a bright and sociable main space
- Kitchen fitted with cabinetry, a sink/drain unit, an oven and areas for your own appliances
- Three bedrooms, including a spacious double and two twin rooms, suitable for children or guests
- Modern shower room, with a separate WC for convenience
- Rare addition of a private off-road parking space
- Alarm system
- Close to the coastline, offering easy access to nearby beaches and coastal walks





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## Agents Notes

Leasehold, with three years left on the lease.

Ground rent: £3,300 a year (water, electric and alarm costs separate).

Connected to mains water, electricity, gas and drainage.

Gas fire and electric heaters.

Boiler in one year old.

Please note that this property has a shared pathway.

For further questions in regards to the site rules, please call our Caister office.



# 51 Lapwing, California Cliffs

Rottenstone Lane, Scratby

A well-presented park home set within the popular California Cliffs development, this coastal base offers an easy, laid-back setting for long spring and summer stays. Open from March to November, it provides a comfortable and well-kept home-from-home just moments from the shoreline.

At its centre is a bright, open-plan kitchen and living space, designed for relaxed everyday use and sociable gatherings. The kitchen features fitted cabinetry, a sink and drainer, an oven and dedicated spaces for your own appliances, creating a practical and welcoming area to prepare meals. The adjoining dining and sitting areas flow naturally together, forming a light, uplifting environment ideal for unwinding after days spent on the beach or exploring the coast.

Three bedrooms, a spacious double and two twin rooms, offer flexible accommodation for families, visiting friends or multi-generational stays. With capacity to sleep up to eight people, the layout works well for both short breaks and longer visits. A modern shower room and a separate WC add everyday convenience, while an alarm system provides peace of mind when the home is not in use. The inclusion of private off-road parking further enhances practicality.

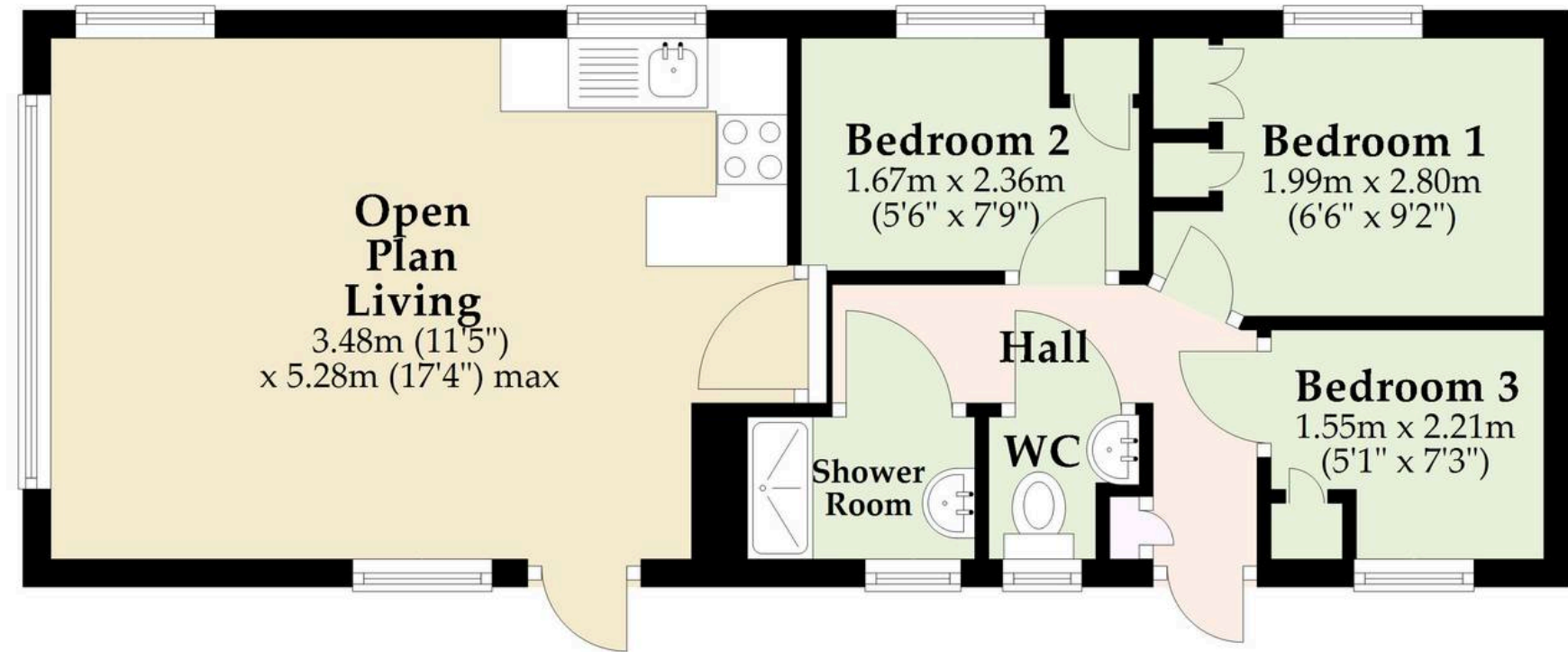
Positioned close to the coastline, the home places you within easy reach of sandy beaches, scenic walks and the wider attractions of this well-loved stretch of Norfolk. Whether you're seeking a comfortable base for family holidays or a lifestyle-focused place to enjoy the warmer months, this well-maintained park home offers an appealing opportunity within a friendly coastal community.



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## Ground Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



**Total area: approx. 38.5 sq. metres (414.9 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*.



Meet *Sarah*  
Senior Property Consultant



Meet *Dan*  
Branch Partner



Meet *Lauren*  
Property Consultant

Minors & Brady  
*Your home, our market*

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