



Jay32, California Cliffs Holiday Park, Rottenstone Lane

Minors & Brady



Jay32, California Cliffs Holiday Park

Rottenstone Lane, Scrabby

Just moments from the sandy shoreline and set within the popular California Cliffs Holiday Park, this Willerby Sunset presents an excellent opportunity to enjoy a coastal lifestyle in a well-established holiday setting. Offering comfortable and well-arranged accommodation, including two bedrooms, open-plan living space, private outdoor seating and access to an impressive range of on-site facilities, it is perfectly suited for relaxing breaks, family getaways and creating lasting memories by the Norfolk coast. With the pitch licence secured until the end of 2034, this is a fantastic chance to acquire a welcoming holiday home in a sought-after seaside location.

- 'Willerby Sunset' park home proudly positioned on the esteemed California Cliffs Holiday Park
- Pitch licence until the end of 2034
- Moments away from the scenic coastline
- Open-plan kitchen/dining/living room creating an effortless flow for everyday living
- Kitchen is fitted with cabinetry, an oven, a sink/drainage unit and plenty of storage
- Two bedrooms, one of which is a double and the other is a twin, suitable for guest accommodation
- Principal double bedroom is complemented by a convenient en-suite
- Shower room comprises of a three-piece suite
- Patio area for outdoor seating and a lawn
- Fantastic on-site facilities



M&B



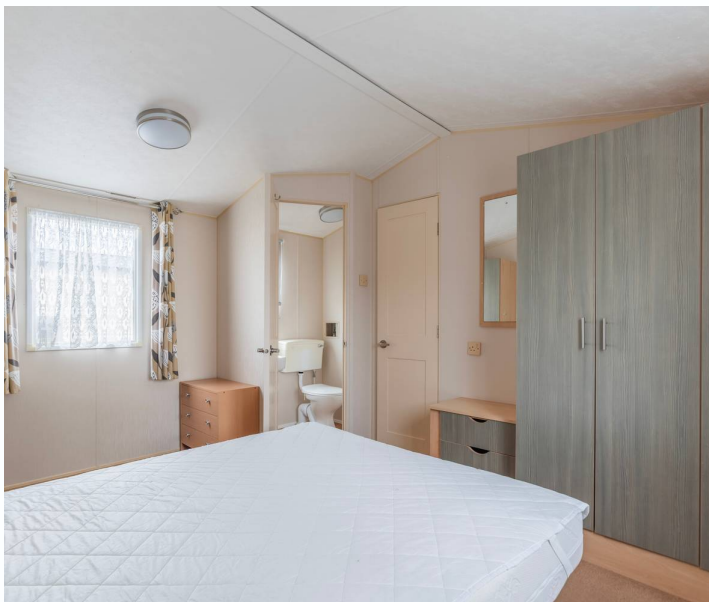
Jay32, California Cliffs Holiday Park

Rottenstone Lane, Scrabby

Proudly positioned within the highly regarded California Cliffs Holiday Park, this well-presented Willerby Sunset park home offers an excellent opportunity to enjoy coastal living in one of Norfolk's most popular holiday destinations. With the pitch licence secured until the end of 2034 and the shoreline just moments away, it provides a wonderful base for weekends, seasonal escapes and extended stays by the sea.

The accommodation is centred around a spacious open-plan living environment, where the sitting, dining and kitchen areas connect seamlessly to create a sociable setting for everyday enjoyment. Filled with natural light, this inviting space is perfectly suited to relaxed mornings, family gatherings and unwinding after a day exploring the coast.

The kitchen is thoughtfully fitted with a range of cabinetry providing ample storage, together with an oven, sink and drainer unit, and generous worktop space for meal preparation. Positioned alongside the dining area, it offers both practicality and convenience while maintaining the open feel of the home.



M&B

Jay32, California Cliffs Holiday Park

Rottenstone Lane, Scrabby

There are two bedrooms in total, comprising a comfortable principal double bedroom and a twin bedroom that is ideal for guests. The principal bedroom benefits from the added convenience of an en-suite shower room, providing a private space for owners. A separate shower room serves the remainder of the accommodation and is fitted with a three-piece suite.

Outside, the patio provides an inviting setting for outdoor dining, morning coffee or enjoying the fresh sea air, while the lawn offers additional space to make the most of warmer days.

California Cliffs is renowned for its excellent range of on-site facilities, adding to the appeal of ownership here. Whether spending time on the nearby beach, discovering the Norfolk coastline or making use of the amenities available within the park, there is something to enjoy throughout the season.

Agents Notes

Tenure: Non-traditional tenure.

Annual Pitch Fee: £4,191 (arranged credit).

Business rates: £567.

Insurance: £339.50.

LPG bottled gas.

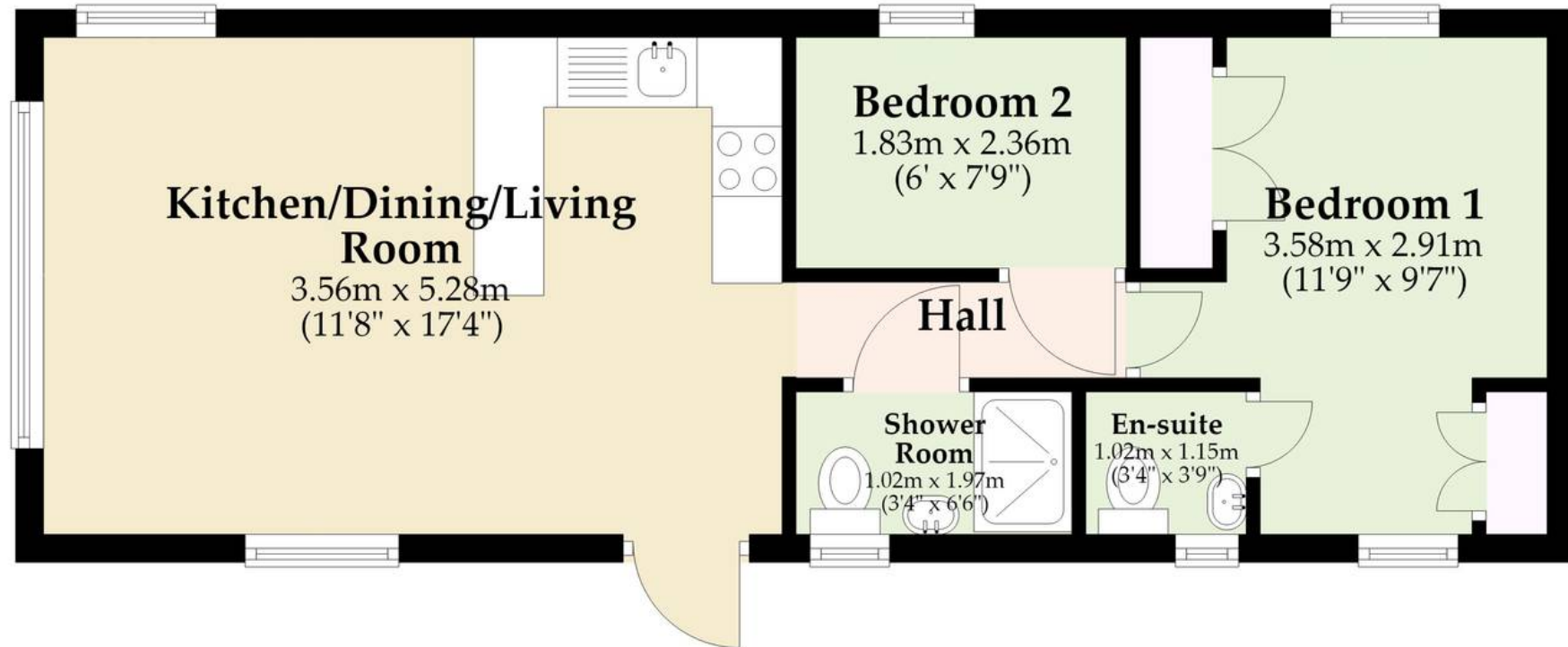
Connected to mains electricity, water and drainage.



M&B

Ground Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



Total area: approx. 38.7 sq. metres (416.2 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

 caister@minorsandbrady.co.uk

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk