



E11a California Cliffs, Rottenstone Lane

Scratby



Minors & Brady

E11a California Cliffs

Rottenstone Lane, Scratby

Set within California Cliffs and close to the long sandy shoreline, this well-presented park home for holiday use offers a light-filled and easy-going layout that feels instantly inviting. The open plan living space draws you in with sliding doors that open onto the wraparound deck, giving the whole area a relaxed indoor-to-outdoor feel. Three comfortable bedrooms with built-in wardrobes provide practical sleeping space, while the modern kitchen and the large shower enclosure with its own separate WC keep day-to-day living straightforward. With lively on-site facilities nearby and Scratby, Caister and Hemsby all within easy reach, this becomes a coastal base that works as well for quiet weekends as it does for family-filled holidays.

Location

California Cliffs sits in a lively coastal pocket of Scratby, placing you close to long sandy beaches, holiday facilities, and everyday essentials. The nearby seafront paths give you easy access to the shoreline, while Scratby village offers convenience stores, takeaways, cafes, and regular public transport into Great Yarmouth. Larger amenities can be reached in Caister and Hemsby, both only a short drive away, giving you plenty of choice for shopping and leisure. This area is known for relaxed coastal living with plenty of open air space and quick links to surrounding attractions. Families appreciate the nearby play areas and coastal walking routes, dog owners enjoy the open stretches of beach, and holiday parks in the vicinity add to the energetic coastal atmosphere.





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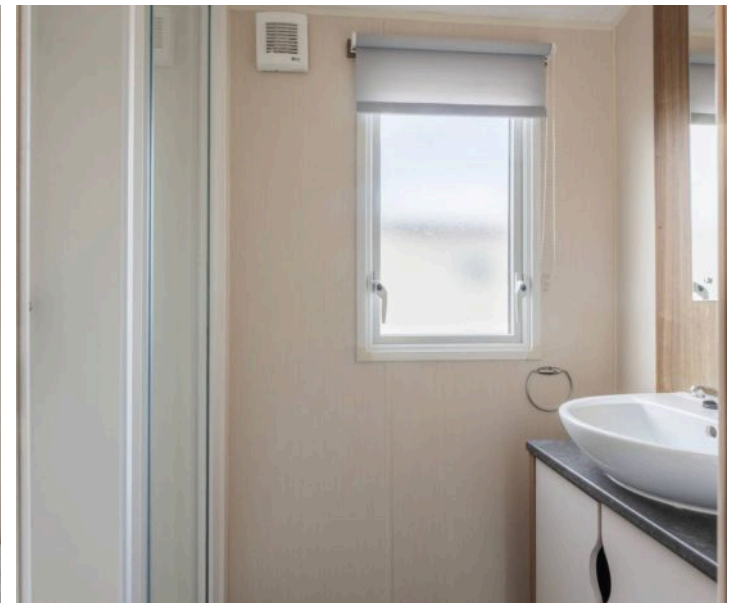
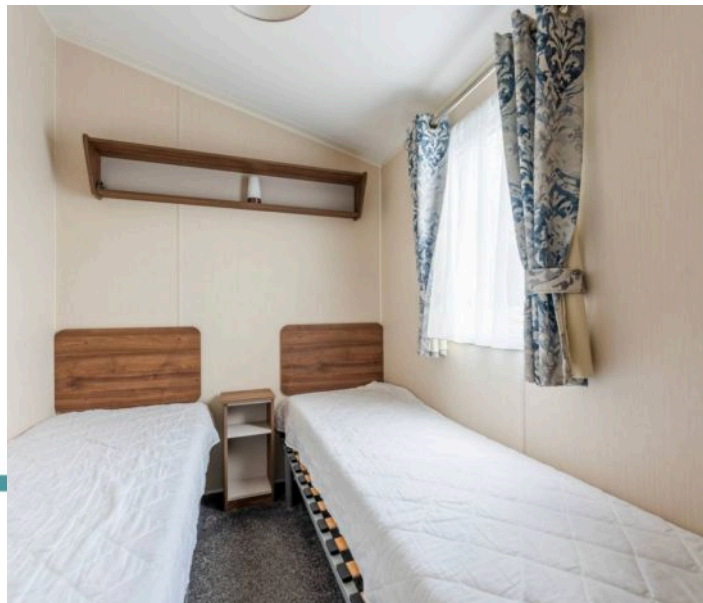
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Step inside this well presented park home to a bright open plan living area that feels welcoming from the moment you enter. Soft neutral décor runs throughout and the lounge is arranged around a generous corner sofa that sits beneath recessed ceiling lights. Large sliding patio doors fill the room with natural light and open directly onto the deck, creating an easy flow between indoor and outdoor space. The fitted carpet adds comfort while the wall mounted electric feature fire and the fitted media unit beneath the television remain with the home.

The dining area sits beside the lounge and flows naturally into the kitchen, offering a flexible space that can accommodate your own choice of dining furniture. Practical vinyl flooring begins here and continues into the kitchen, where a modern layout provides good storage within the fitted cupboards. Dark effect worktops frame the stainless steel sink and drainer which sits beneath a window. The only integrated appliance is the full height fridge freezer which is neatly set behind matching cupboard doors.

From the hall, three bedrooms offer comfortable and well arranged accommodation. The main bedroom is a cosy double with built in wardrobes, while the two further bedrooms are set out as twins and also include built in wardrobes. All bedrooms feature fitted carpet and natural light.

The shower room provides a large shower enclosure with sliding doors, a wash basin set on a fitted vanity unit, and vinyl flooring for easy maintenance. A separate wc sits close by with a pedestal basin, chrome towel rail, and its own obscured window.



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Outside, the wraparound deck extends across the front and side of the property and offers a generous spot to sit out and enjoy the open air, while the neatly kept lawn frames the home without the upkeep of a larger plot. The layout still gives you clear and easy access all the way around, and a handy external storage unit sits close by for added convenience. The deck has a gate that can be locked, giving you a bit of extra privacy when using the space.

Parking is straightforward with a dedicated off-road space and an additional spot available along the side of the road. The wider park brings a lively atmosphere with pools, leisure areas and family-friendly attractions all within a short stroll from your front step.

This is a comfortable and practical park home with a bright open plan living area, three bedrooms, useful built in storage, and a generous deck that enhances the overall space.

Agents notes

We understand that the property will be sold leasehold, connected to the main services including water, drainage and electricity, with the land remaining in park ownership and a licence granted to the named individual.

Heating system- Gas Central Heating

Lease runs until 31 December 2038

Pitch fee for 2026 is £4,291.74

No separate maintenance fee

Water and rates are billed separately

Pitch fees follow the calendar year

Water and rates follow the financial year

All buyers are advised to do their own due diligence with their solicitor and surveyor in regards to the environmental changes to the area.



Ground Floor
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 428 sq.ft. (39.8 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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Dreaming of this home?

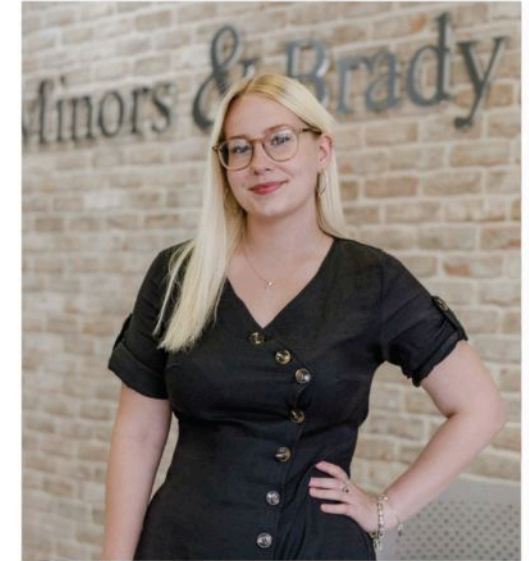
Let's make it a *reality*



Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

Minors & Brady

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