

Aldreds
Estate Agents



Sea Breezes The Marrams, Sea Palling, NR12 0UN

Price Guide £195,000





Sea Breezes The Marrams

Sea Palling, NR12 0UN

- Delightful Seaside Property
- Lots Of Character & Attention To Detail
- Delightful Garden
- Sought After Coastal Village
- Internal Viewing Is Highly Recommended
- Backing Directly Onto The Dunes with the Beach Beyond
- Two Bedrooms
- Off Road Parking For Two Cars
- Ideal Holiday Home/Holiday Let

Aldreds are pleased to offer this delightful two bedroom bungalow of timber construction, situated in a much sought after position on The Marrams at Sea Palling. Backing directly onto the dunes with steps leading over to the sea wall and the wonderful beach beyond, this lovingly presented property is sure to attract much interest from those looking for a seaside 'bolt-hole' or holiday home to let. The property offers accommodation including a living room, kitchen, two bedrooms, shower room and a cloakroom with a generous garden to the front and off road parking for a couple of cars. Offered with no onward chain, early internal viewing is highly recommended as properties in this location are rarely available on the open market.



Lounge 11'11" x 7'10" (3.65m x 2.4m)

A spacious double aspect room with part entrance glazed door, windows to front and side aspect, door ways leading off;

Kitchen 11'4" at max x 6'0" (3.47m at max x 1.85m)

Windows to side and rear aspects, a range of Shaker style kitchen units with tiled work surface and upstand, integrated electric oven, hob and extractor, stainless steel sink drainer with mixer tap, door leading off;

Rear Hall

Door to side, door to access to

Cloakroom

Window to side aspect, basin within a fitted storage vanity unit, shelving, low level w.c.,

Bedroom 1

Window to side aspect, power points.





Bedroom 2

Window to front aspect, power points, built-in cupboard, doorway giving access to;

Shower Room

Window to front aspect, low level w.c., hand wash basin, shower cubicle.

Outside

The property sits in a delightful plot with vehicular access providing ample parking space for a couple of cars, lawned front garden. The property backs directly onto the dunes with steps leading over the dunes to the sea wall and beach beyond with outstanding inland views from the elevated position.

Services

Mains water, electric and drainage via septic tank.

Council Tax

North Norfolk District Council - Band: A. A pre 1948 planning restriction applies offering a 35% discount on standard council tax banding.

Directions

From Aldreds stalham office proceed along St Johns Road turning right onto Brumstead Road. At the 'T' junction turn left onto Ingham Road and follow the road towards Ingham passing Ingham Swan on the right hand side, follow the road round to the right, proceed to 'T' junction turn right towards Sea Palling and follow the road into the village, turning left into Beach Road. Proceed towards the Beach turning left into Clink Road and continue at it turns left then right into The Marrams where the property can be found a short way along on the right hand side, located by our FOR SALE board.



Energy Performance Certificate (EPC)

EPC Rating: to be confirmed.

Tenure

Freehold.

Location

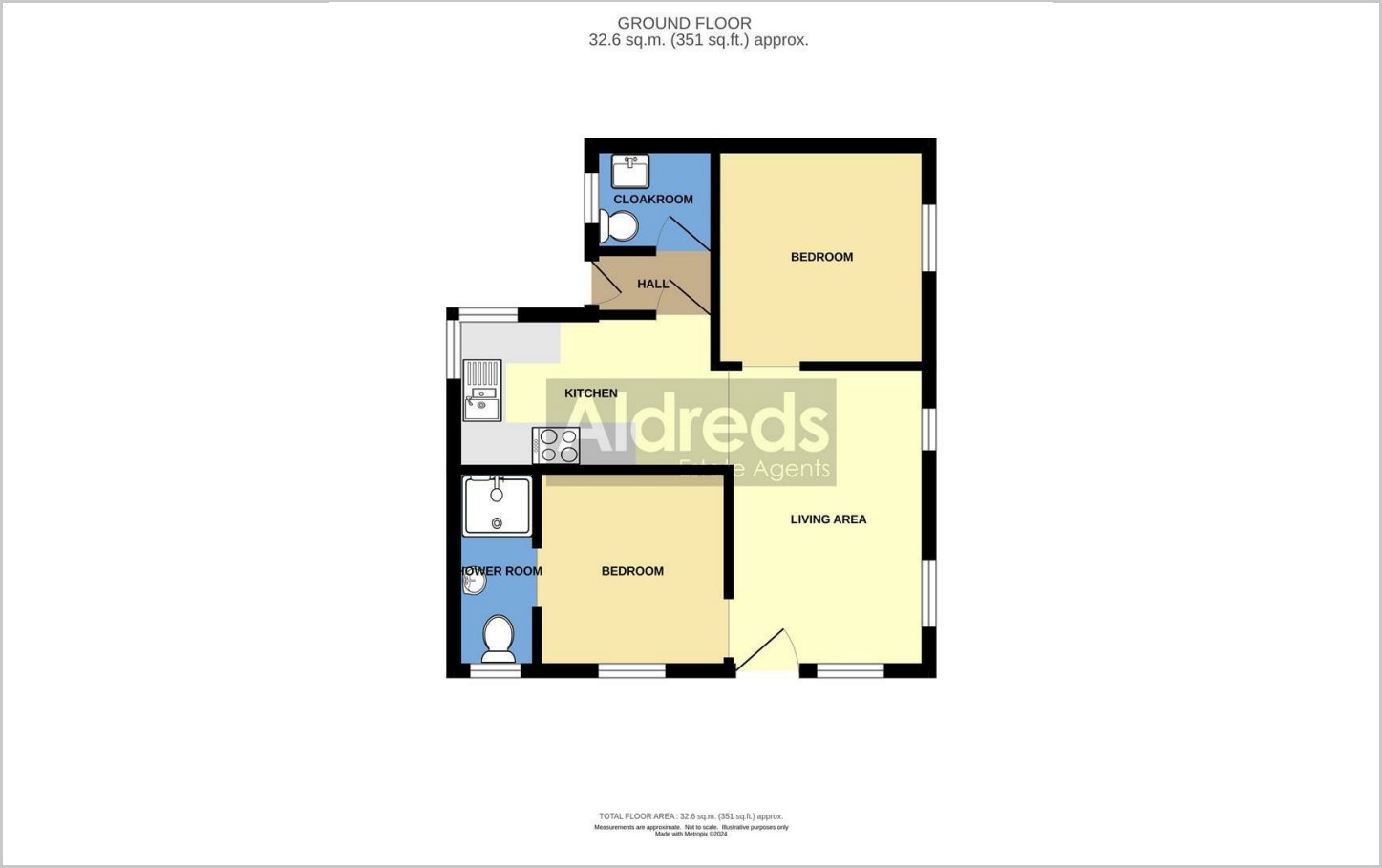
Sea Palling is a popular coastal village with a beautiful sandy beach. The village offers a Post Office/Store, Village Hall, Free House/Restaurant, Caravan Parks and seasonal shops. The Broadland town of Stalham lies just five miles away, with a full range of amenities including a Supermarket, Doctors and Schools.

Reference

PJL/S9790



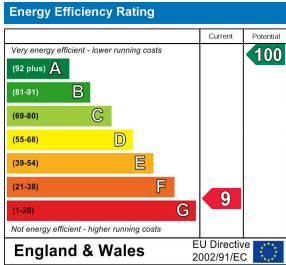
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
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