

## 23 High Street, Mundesley - NR11 8LH

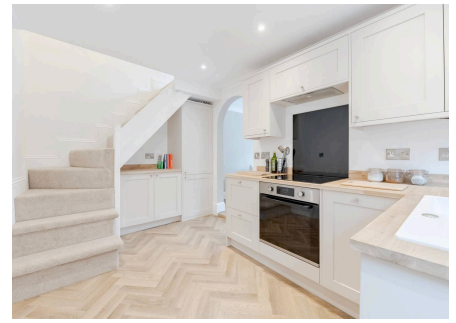
£210,000 Freehold

Dating back to 1840, this beautifully renovated Victorian brick and flint cottage offers charm, character, and modern comfort in equal measure. Set in the heart of coastal Mundesley, it's just a short stroll from the sandy beach, promenade, and an array of local shops, cafés, and pubs. Inside, the home features a modern fitted kitchen with solid wood worktops and a bright, spacious living room filled with natural light. Upstairs, the generous double bedroom showcases exposed wooden beams and a striking stone feature wall, complemented by a contemporary shower room finished to a high standard. Built with long-term living in mind, the property also includes a newly installed boiler and access to a shared enclosed courtyard garden—ideal for first-time buyers, investors, or anyone seeking to enjoy village life by the coast.



## Location

High Street in Mundesley places you right in the heart of this charming coastal village, just a short stroll from its sandy beach and promenade. The area offers a selection of independent shops, cafés, and traditional pubs, along with essential amenities including a post office, convenience stores, and a medical centre. Well-connected by local bus routes and with the nearby town of North Walsham offering rail links and larger supermarkets, Mundesley combines seaside appeal with everyday practicality. Its coastal paths, clifftop views, and relaxed atmosphere make it a popular choice for both full-time residents and holidaymakers.

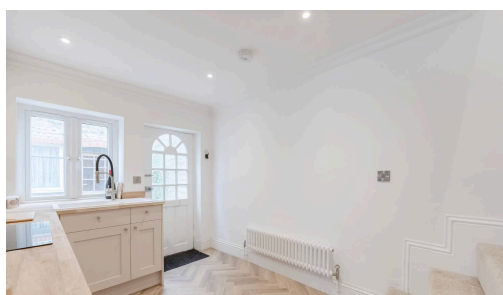


## Agents notes

We understand that the property will be sold freehold, connected to all main services

Heating system- Gas Central Heating

Council Tax Band-A





## High Street, Mundesley

Step through the front door into a modern fitted kitchen, thoughtfully designed with a range of cupboards, solid wood worktops, an electric hob, oven, extractor fan, and a practical storage cupboard neatly tucked beneath the staircase. The wood-effect flooring creates a stylish and cohesive look, running seamlessly throughout the ground floor and enhancing the cottage's warm and inviting atmosphere.

An arched doorway opens into the bright, airy, and generously proportioned living room. Inset spotlights provide a clean, contemporary finish, while natural light pours in through the windows, creating a comfortable space to relax or entertain.

Upstairs, the spacious double bedroom exudes character, with striking exposed wooden beams, a beautifully detailed exposed stone wall, and pendant ceiling lights adding a touch of charm. Soft carpet flooring underfoot adds warmth and comfort.

Completing the interior is a contemporary shower room, finished to a high standard with a large walk-in glass shower, stylish tiling, tiled flooring, and a built-in cupboard housing the boiler. Further exposed beams add continuity to the characterful feel.

The property also benefits from double glazing throughout and a new boiler installed less than a year ago, ensuring modern efficiency and comfort.

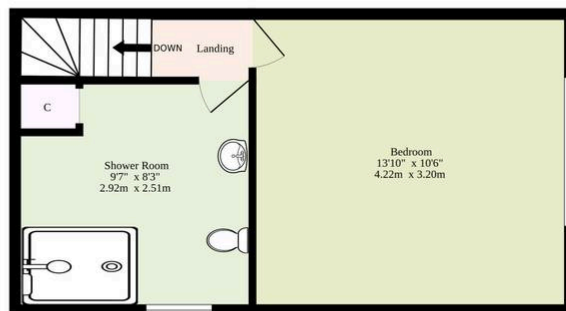
Outside, the property enjoys access to a bisected enclosed garden, shared with the neighbouring cottage and featuring a gate leading to the front – offering a pleasant outdoor space to enjoy.



Ground Floor  
244 sq.ft. (22.7 sq.m.) approx.



1st Floor  
218 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 505sq.ft. (46.9 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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