



14 Britons Lane, Beeston Regis

£300,000 - £325,000 Freehold

In a desirable coastal location, this beautifully maintained semi-detached home offers an exciting opportunity for those seeking stylish, low-maintenance living by the sea. Boasting three bedrooms and thoughtfully designed interiors, it provides a wonderful setting for both family life and professional lifestyles. With generous living spaces, a well-equipped kitchen, and recent upgrades, the home blends character with comfort. A landscaped garden, external studio with power, and move-in ready condition further enhance its appeal, making this a standout choice for buyers.

Location

Set along the desirable Britons Lane in Beeston Regis, Britons Lane enjoys a sought-after position between Sheringham and West Runton, just moments from the North Norfolk coastline. This peaceful stretch offers convenient access to clifftop walks, sandy beaches, and the popular coastal path, making it ideal for those who appreciate outdoor living. The nearby town of Sheringham provides a wide range of amenities including independent shops, cafés, schools, and transport links via rail and bus. With the rolling countryside of North Norfolk on one side and the sea on the other, this location balances accessibility with a strong sense of coastal charm.



Britons Lane

Upon entering the residence, a welcoming entrance hall greets you, leading into a thoughtfully laid out living space. The living room, with a generous L-shaped design, features picture rails, dual aspect windows, and ample room for relaxation and entertainment. Adjacent, the well-appointed shaker-style kitchen is equipped with cream units, wooden countertops, and modern appliances, ensuring functionality without compromising style.



The ground floor is completed by a rear hall which provides access to a store cupboard housing fridge/freezer and the ground floor cloakroom which has a suite comprising high level WC and wash basin.

Ascending the stairs to the first floor, the landing provides access to three comfortable bedrooms, all exuding a sense of tranquillity and comfort. The main bathroom, immaculately presented, features a tasteful suite with tiled finishes and a bath with a shower over, satisfying daily needs with ease.

Significant upgrades include a new roof installed within the last five years and three recently replaced external doors, assuring durability and contemporary appeal throughout the property. Outdoor amenities include a landscaped front garden with flourishing flora and a neatly laid pathway, while the back garden offers a peaceful retreat with lush lawns, a charming rose bed, and a convenient storage shed. Both gardens benefit from being South-West facing.

Noteworthy is the presence of an external studio with power supply, catering to those in search of a versatile workspace for remote working or creative pursuits. This additional feature enhances the appeal of this property as a multifunctional living space designed to adapt to modern lifestyle requirements.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: B

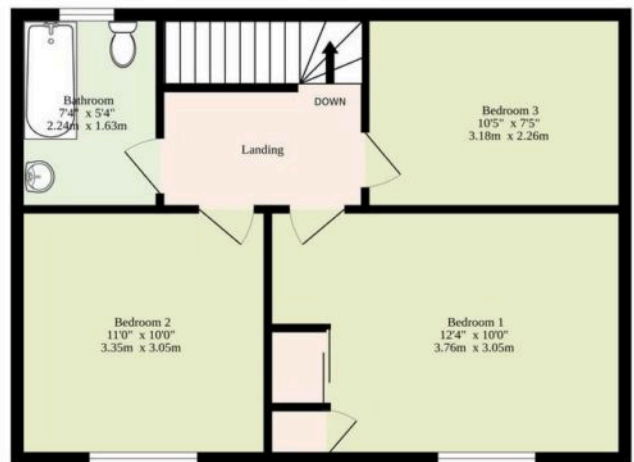
Tenure: Freehold



Ground Floor
582 sq.ft. (54.1 sq.m.) approx.



1st Floor
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.7 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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