



THE STORY OF

# 25 Beach Road

*Mundesley, Norfolk*

SOWERBYS



S

THE STORY OF

# 25 Beach Road

Mundesley, Norfolk  
NR11 8BQ



Quintessential Coastal Home

Extraordinary Frontline Location

Wonderfully Presented Throughout

Private Slipway and Beach Access

Highly Discreet Location

Almost 3,000sq ft of Accommodation

Private Garden with Sea Views

Short Stroll to Wealth of Amenities

Off Road Parking



**SOWERBYS NORWICH OFFICE**  
01603 761441  
norwich@sowerbys.com



“The calmness of the sea breeze is reflected on our day to day life.”

Perched proudly on the dramatic cliffs of Mundesley, this timeless coastal residence boasts nearly 3,000 square feet of meticulously presented living space, occupying one of the most unique positions along the revered Norfolk coastline. Frontline sea views adorn the windows of the elegant receptions and inviting bedrooms, while the property itself serves as a coastal oasis, creating an unparalleled setting to share with friends and family.

Nestled discreetly off Mundesley's high street, the remarkable location doesn't overshadow the fact that a wealth of amenities is just a short stroll away from this fulfilling family home.

The accommodation mirrors the rich history of the residence, with fine receptions seamlessly leading into one another, creating a characterful and welcoming charm. Striking a perfect balance between elegant formal spaces and the practicality of a busy seaside home, ornate bay window seating areas coexist harmoniously with a utility/boot room designed for rinsing sandy feet and windswept four-legged friends.

The kitchen, situated at the heart of the home, is complemented by the sunroom, living room, and dining room, providing excellent balance to the ground floor.





Upstairs, the first-floor hosts four generous double bedrooms with three bathroom/shower rooms, including an en-suite to the principal bedroom. A unique suite, complete with a reception room and enchanting sea views, offers a distinctive retreat. Many rooms enjoy expansive sea views, and the exceptional garden plot maximises the property's extraordinary location.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Dining terraces and a detached garden room make the garden an ideal space for hosting friends and family regardless of the weather. The summerhouse at the garden's end stands as one of the finest spots to savour a cup of coffee while watching the sun rise over the North Sea.

A notable feature of this home is the private ownership of the slipway, providing direct access to the famous sandy stretches of Mundesley beach.



“Enjoy a picturesque vantage point from the reception room on the first floor, offering a clear sight of the ocean. It’s a delightful spot to unwind and appreciate the scenery.”



ALL THE REASONS



# Mundesley

IN NORFOLK  
IS THE PLACE TO CALL HOME



A pretty seaside resort situated on the east coast of Norfolk, Mundesley has a variety of facilities including a village shop, post office, boutique, florist, pubs, tea rooms and hotels.

Also within the village are the beautiful sandy beaches, which are considered some of the best in Norfolk, a church which overlooks the sea and various coastal walks.

A popular market town, North Walsham is situated close by and a few miles from the seaside town of Cromer and The Norfolk Broads capital, Wroxham.

The town offers many amenities including a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital.

A gem in the Norfolk countryside, Wroxham offers plenty to see and do, whilst being easily accessible by car, train, bus and perhaps even boat from Norwich and the coast.

There are regular bus and train services to the cathedral city of Norwich, where there are a wider range of facilities including an international airport and mainline.



Note from the Vendor



“This diverse property offers an incredible ocean view and is ideally positioned near the heart of the village town centre.”

THE VENDOR



**SERVICES CONNECTED**

Mains water, electricity and drainage. Gas central heating.

**COUNCIL TAX**

Band to be confirmed.

**ENERGY EFFICIENCY RATING**

D. Ref:- 9053-3014-2209-6584-4204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

**TENURE**

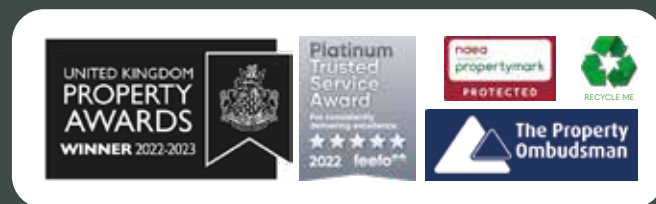
Freehold.

**LOCATION**

What3words: ///alongside.tropic.another

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL