



## 79 Beach Road, Caister-On-Sea

£230,000 Freehold

**GUIDE PRICE: £230,000-£240,000.** Situated in the sought-after coastal village of Caister-On-Sea, this well-presented two-bedroom detached cottage is offered with no onward chain and presents an excellent investment opportunity, with existing bookings in place until August that can be transferred to the new owner. Ideally positioned within walking distance to the coast and close to local amenities and natural surroundings, this home is perfectly suited for family living or as a holiday let. The accommodation includes a welcoming sitting room, an open-plan dining/utility room, a contemporary fitted kitchen, two spacious bedrooms, and a modern shower room. Externally, the property boasts a well-maintained enclosed rear garden, a versatile outbuilding, and a wooden shed, with on-street parking available.

Council Tax band: A

Tenure: Freehold



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## Location

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## Location

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## Beach Road, Caister-On-Sea

Upon entering the property, you are instantly greeted by a welcoming sitting room, setting the tone for the warm and inviting atmosphere that flows throughout. This space is perfect for showcasing your most comfortable furniture and decorative items, offering a place to unwind and relax. The sitting room also features built-in storage cupboards, adding convenience to the space.

At the heart of the home is an open-plan dining/utility room, fitted with built-in cupboards and countertop space, providing both practicality and functionality. The dining area offers ample space for your dining setup, encouraging gatherings with loved ones.

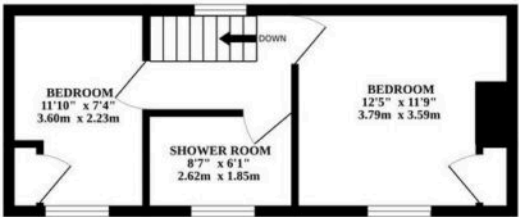
Moving through to the kitchen, it is contemporary in design, well-equipped with fitted units and appliances to enhance your daily needs, and features built-in cupboards and wood-effect countertops, matching the diner/utility room. A convenient door provides access to the outside, enhancing the flow of the home.



GROUND FLOOR



1ST FLOOR



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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