



THE STORY OF

# Seaton Lodge

*West Runton, Norfolk*

SOWERBYS





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# Seaton Lodge

The Hurn, West Runton, Norfolk  
NR27 9QS

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Village Location

Large Garden

Three Storey House

Spacious Accommodation

No Onward Chain

Sociable Kitchen/Dining Room

Four Bedrooms

Walking Distance to Beach

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This attractive property has been cherished as a second home by the current owners, who have made the most of its spacious and versatile layout. The rear garden is a delightful, sunny spot - low-maintenance, yet perfect for relaxation or social gatherings.

The ground floor features a large, bright lounge that serves as a welcoming living space, complemented by a sociable kitchen and dining area that encourages gatherings with family and friends. The open, airy atmosphere throughout the ground floor makes it a joy to spend time here.

Upstairs, the property continues to impress with bedrooms thoughtfully spread over the first and second floors, offering ample space and privacy. There is a total of four generously sized bedrooms and two bathrooms, giving a sense of comfort and flexibility to accommodate family and guests alike.

The period character of Seaton Lodge has been tastefully combined with a modern coastal aesthetic, giving it a welcoming and stylish feel. With its spacious, light-filled rooms and enviable location, this home is a fantastic opportunity for those seeking a blend of heritage charm and modern living by the coast.





Second Floor  
Approximate Floor Area  
480 sq. ft  
(44.62 sq. m)



First Floor  
Approximate Floor Area  
505 sq. ft  
(46.95 sq. m)



Ground Floor  
Approximate Floor Area  
515 sq. ft  
(47.82 sq. m)

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.

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...a delightful sunny spot  
- perfect for relaxation or  
social gatherings.





# West Runton

SCENIC VILLAGE WITH FOSSIL-RICH CLIFFS AND BEAUTIFUL BEACHES

Between the Victorian seaside resorts of Cromer and Sheringham, West Runton has good road connections and a small railway station with regular services to Norwich. West Runton also has a pub - The Village Inn, restaurants, a post office, an independent school and village store. It also has a golf links course and there are nearby National Trust woodland walks. The village is famous for the West Runton Woolly Mammoth, a huge 6-700,000 year old fossilised elephant, discovered in the 1990s. West Runton is also home to the Hilltop Shirehorse Centre.

With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.



*Note from Sowerbys*



Cromer Seafront

“...heritage charm and modern living by the coast.”



## SERVICES CONNECTED

Mains electricity, water, drainage and gas.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///finishing.laminated.guises

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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