



THE STORY OF

4b Roman Way

Brancaster, Norfolk

SOWERBYS



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Brancaster, Norfolk
PE31 8XA

Coastal Views Across North Norfolk Coastline

Spacious Open Plan Living and Dining Room

Two Well Proportioned Double Bedrooms

Beautifully Maintained Throughout

Private Entrance with Staircase to First Floor

Charming Patio Garden for Outdoor Dining

Parking for Two Vehicles

Peaceful Central Village Location

Close to Coastal Walks and Beach Access

Ideal First Home in Excellent Condition

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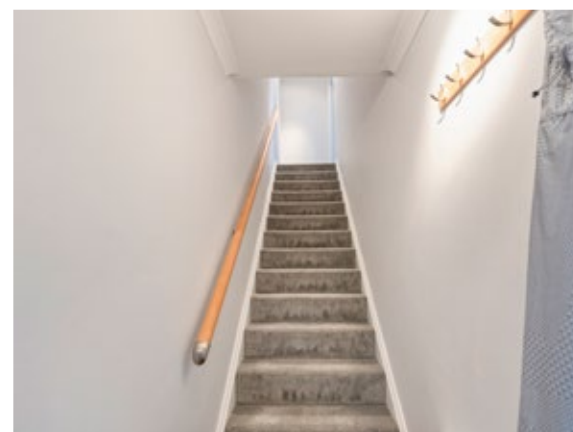
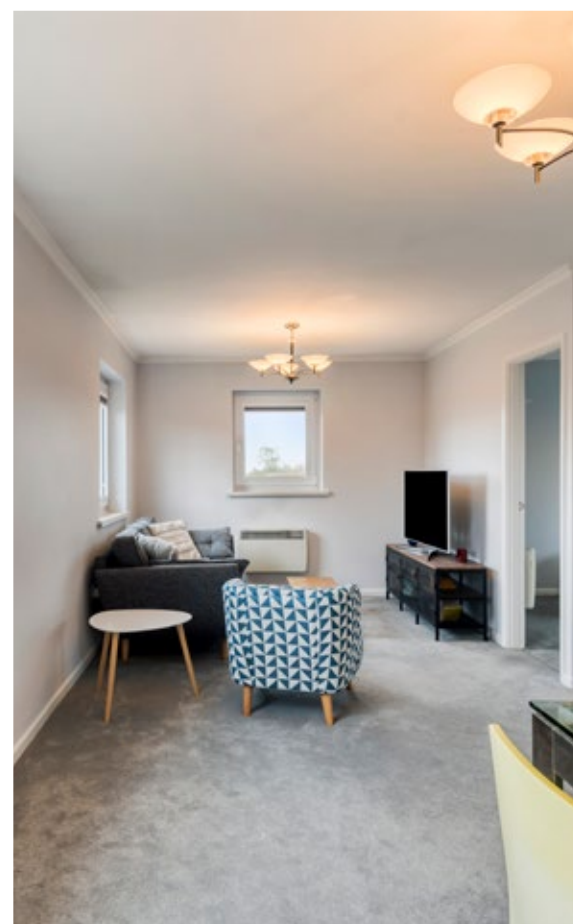
Situated on the first floor, this extremely well proportioned two bedroom apartment enjoys wonderful views across the North Norfolk coastline. One of only four original flats within the heart of Branadonum, the property has been a much loved first home and is presented in excellent condition throughout.

The apartment is entered on the ground floor with stairs leading up to the main accommodation. The open plan kitchen, living and dining space sits to the front, where west facing windows capture the afternoon sunshine and the area's famous big sky sunsets. This is a bright and welcoming space, perfect for relaxing or entertaining while enjoying the coastal outlook.

Both bedrooms are generous doubles, each offering plenty of room for furniture and storage. They share a well proportioned bathroom that is both practical and neatly presented.

Outside, to the rear of the property, there is parking for two vehicles along with a private patio area, providing space for a table, chairs and a barbecue. It is an ideal spot for outdoor dining during the warmer months.

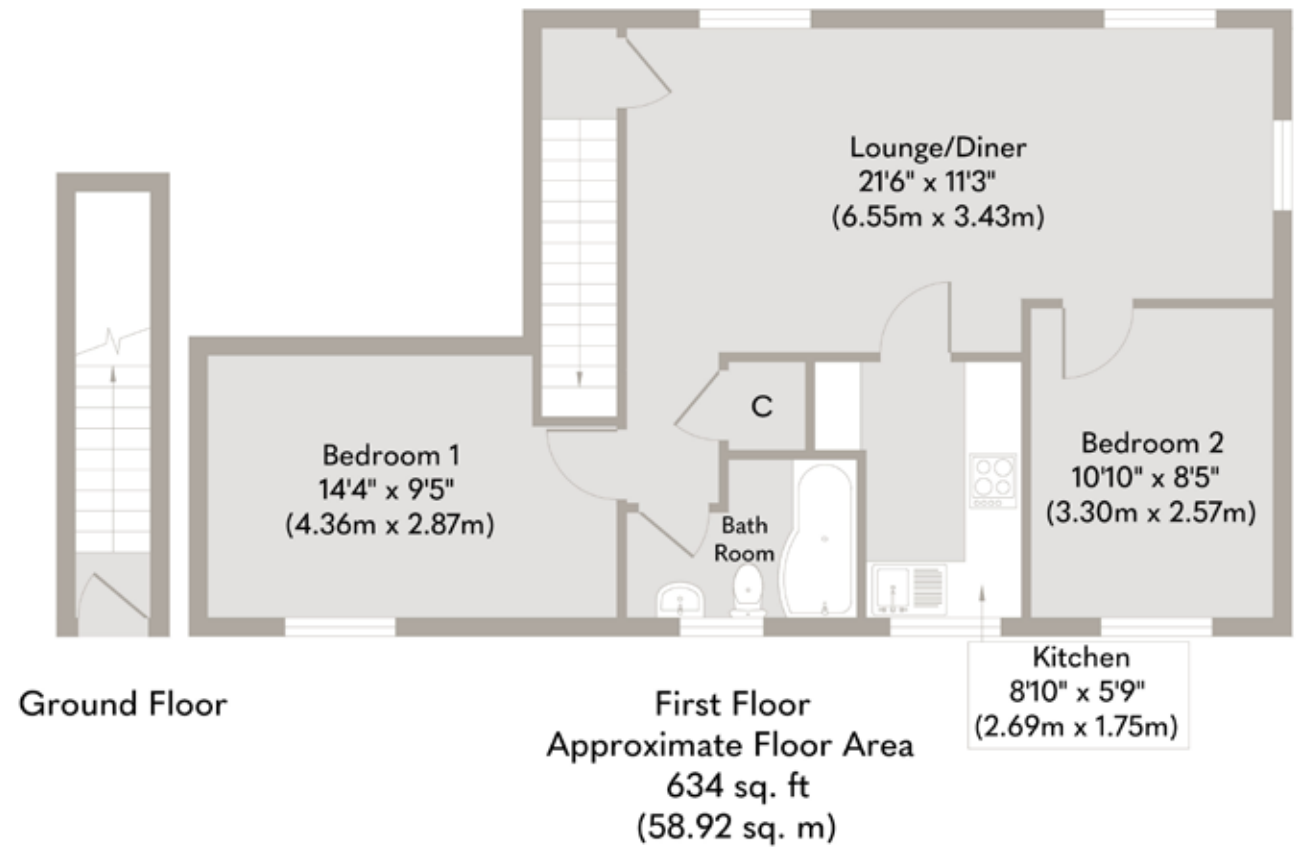
The location allows easy access to the best of North Norfolk, with scenic walks to Brancaster Beach and along the newly refurbished boardwalk to Brancaster Staithe and the beach bar at The White Horse. With its coastal views, peaceful setting and proximity to village amenities, this apartment offers a wonderful opportunity to enjoy the relaxed and picturesque lifestyle for which the North Norfolk coast is so well loved.





If we had to describe our home in three words, it would be: our calm Norfolk retreat.





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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Brancaster

A SHINY COAST LINE AND
BIRDWATCHING HAVEN

Situated within an Area of Outstanding Natural Beauty, it's easy to see why Brancaster is one of the most sought after villages on the north Norfolk coast with its heritage coastline and fine sandy beaches.

It's a lively village all year round, popular for sailing and watersports, and with a thriving fishing community. Justly famous for its mussels, seafood from Brancaster can be found in many of the local shops and restaurants, as well as much further afield. The village has a very good public house, The Ship, and there is also a village hall, a shop and a club, and for its younger residents, a play area. The Royal West Norfolk Golf Club is at Brancaster with its fine links course which overlooks the stunning, sandy beach.

Brancaster Beach is home to the shipwreck of the SS Vina, visible from the coast. Built in 1894 she spent her working life travelling the Baltic Trade routes before she was requisitioned for the war effort in 1940, when she was used as target practice by the RAF prior to the Normandy landing. On the outskirts of the village is the site of a Roman fort, Branodunum, one of 11 forts built along the south and east coasts to control shipping and trade in the 3rd century. Nearby Barrow Common is also wonderful to explore, with superb walks, a diverse range of plants and wildlife, and fantastic elevated views of the coast.

Burnham Market is about 4 miles away with its wide range of interesting shops, boutiques and restaurants, and for supermarkets and other amenities, Hunstanton and Wells-next the-Sea are both within 20 minutes' drive. For when you don't want to drive, the regular Coastliner bus will take you to King's Lynn in the west, and along the coast eastwards to Wells-next-the-Sea, perfect for a day of exploring!



Note from the Vendor



“Moving here really encouraged us to embrace the outdoors and the wonderful Norfolk coastline, it's been such a refreshing change of pace.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref - 2397-3038-3205-3834-2204

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: ///croutons.fixated.cheerily

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

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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