

**Aldreds**  
Estate Agents



Beach House, Beach Road, Sea Palling,  
Norfolk, NR12 0AL

£475,000



**Aldreds are delighted to offer this hugely spacious Victorian semi-detached house, situated in a wonderful position just a short walk away from the blue flag sandy beach of Sea Palling, with its friendly seal population.**

**Currently operated as a successful holiday let, this handsome property offers generous accommodation arranged over three floors including five bedrooms, all with en-suite facility, lounge, dining room, kitchen/breakfast room, utility room and a ground floor cloakroom.**

**Well-presented throughout, the property offers oil fired central heating and modern fixtures and fittings, with a spacious driveway parking area for 4/5 cars and an enclosed rear garden with a static caravan and two sheds.**

**Early internal viewing is highly recommended to appreciate this well-appointed property which would ideally suit those looking for a continued holiday letting business (with potential to earn up to £40,000-£50,000 revenue a year), potential B&B or a permanent residence.**

### **Entrance Hall**

Stairs to first floor landing, radiator, doors leading off;

**Lounge** 15' 3" x 13' 0" extending to 15' 7" into bay (4.65m x 3.97m ext to 4.75m into bay)  
Bay window to front aspect, chimney breast with exposed brickwork and an open fire, power points, television point.

**Dining Room** 15' 2" extending to 17' 2" into bay x 11' 10" (4.63m ext to 5.25m x 3.61m)  
Window bay to side aspect, radiator, power points, door giving access to;

**Kitchen/Breakfast Room** 15' 3" x 11' 9" (4.64m x 3.58m)  
Window to side aspect, rear inward facing window, a range of fitted kitchen units with rolled edge work surface and tiled splash back, stainless steel sink drainer with mixer tap, range cooker with chimney extractor over, radiator, power points, part glazed door giving access to;

**Utility Room** 13' 8" x 7' 3" (4.17m x 2.21m) at max  
Door to side, rear facing window, fitted work surface, plumbing for washing machine and dishwasher, oil fired boiler for hot water and central heating, door giving access to;

### **Cloakroom**

Window to rear aspect, low level w.c., hand wash basin.

### **First Floor Landing**

Stairs from ground floor and to second floor, airing cupboard, window to side aspect, doors leading off;

**Bedroom 1** 15' 3" x 13' 1" reducing to 8' 7" (4.65m x 4.m reducing to 2.63m) at max  
Bay window to front aspect, power points, television point, radiator, door giving access to;

### **En-Suite Bathroom**

Fully tiled walls with a white suite comprising of pedestal hand wash basin, low level w.c., panelled bath with shower over and shower screen, heated towel rail, wall mounted electric heater.

**Bedroom 2** 12' 0" plus window bay x 9' 3" (3.65m plus window bay x 2.82m)  
Window to side aspect, power points, television point, radiator, doors leading off;

### **En-Suite**

Low level w.c., hand wash basin, window to side aspect and door giving separate access to shower.

**Bedroom 3** 10' 11" x 8' 10" (3.34m x 2.7m) at max  
Window to side aspect, power points, radiator, door giving access to;







### En-Suite Shower Room

Obscure glazed window to rear aspect, shower cubicle, hand wash basin with tiled splash back, low level w.c.

### Second Floor Landing

Built-in cupboard, doors leading off;

**Bedroom 4** 16' 0" reducing to 12' 1" x 11' 1" (4.88m reducing to 3.68m x 3.39m)

Window to front aspect, en-suite shower cubicle, door giving access to;

### En-Suite Cloakroom

Low level w.c., hand wash basin, roof light to side aspect.

**Bedroom 5** 17' 5" reducing to 11' 2" x 15' 2" (5.3m reducing to 3.4m x 4.63m) at max

Window to side aspect offering a view towards the dunes and a glimpse of the sea, roof light to side aspect, access to roof eaves, power points, television point, radiator, door giving access to;

### En-Suite Bathroom

Window to rear aspect, panelled bath with tiled surround, pedestal hand wash basin with tiled splash back, low level w.c., separate shower cubicle, radiator.

### Outside

The property offers a large shingle parking area to the side of the property with dividing timber fence and gate to an enclosed rear garden, laid to lawn with a patio area, useful stores and a static caravan offering potential for additional accommodation/storage.

### Agents Note - Holiday Letting

The property is currently run as a very successful holiday let, advertised via cottages.com. More information is available via a google search on 'Beach House Sea Palling' with a direct link to the cottages.com website. More information on the significant income stream available from Beach House is available via our office with figures provided by our vendor for the last 3 years.



## Tenure

Freehold.

## Services

Mains water, electric and drainage.

## Energy Performance Certificate (EPC)

EPC Rating: E.

## Local Council

North Norfolk District Council. The property is currently on business rates.

## Location

Sea Palling is a popular coastal village with a beautiful blue flag sandy beach. The village offers a Post Office/Store, Village Hall, Free House/Restaurant, Caravan Parks and seasonal shops. The Broadland town of Stalham lies just five miles away, with a full range of amenities including a Supermarket, Doctors and Schools.

## Directions

From Aldreds Stalham proceed along St Johns Road turning right onto Brumstead Road. At the 'T' junction turn left onto Ingham Road and follow this road through Ingham passing The Swan Public House on the right hand side, proceed towards Sea Palling bearing round the right hand bend, turn right at the junction, proceed into the village of Sea Palling, turn left into Beach Road and proceed along Beach Road where the property can be located on the left hand side with our FOR SALE board displayed.

## Reference

S9607/PJL



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