

Aldreds
Estate Agents



Duneside Beach Road, Eccles-On-Sea, NR12 0SL

Offers Over £240,000



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Duneside Beach Road

Eccles-On-Sea, NR12 0SL

- Two Bedroom Detached Bungalow
- Backing Directly Onto The Dunes
- Additional Area Of Land Across Beach Road
- Ideal Holiday Home/Let
- Offered With No Onward Chain
- Desirable Coastal Position
- Direct Access To The Beach Beyond
- Well Presented Throughout
- A Rarely Available Location
- Early Internal Viewing Is Highly Recommended

Aldreds are pleased to offer this two bedroom detached bungalow of non-standard construction, situated in a hugely desirable position backing onto the dunes at North Gap in Eccles on Sea. This spacious property would ideally suit those looking for a holiday home/let by the beach and offers accommodation including an open plan living/dining/kitchen space and porch, two bedrooms, shower room and separate w.c. The property benefits from lawned surrounding gardens with direct access over the dunes to the beach and an additional area of land across Beach Road, providing extra parking space. Offered with no onward chain, early internal viewing is highly recommended to appreciate.



Porch/Kitchen Area 6'5" x 6'1" (1.96m x 1.87m)

Windows to front and side aspects, part glazed entrance door, fitted base unit with rolled edge work surface, stainless steel sink drainer with mono bloc tap, integrated dishwasher, plumbing for washing machine, power points, wall light, electric underfloor heating, doorway giving access to;

Open Plan Living/Dining/Kitchen Area 14'9" x 18'0" reducing to 11'6" (4.5m x 5.49m reducing to 3.53m)

A spacious double aspect room with windows to front and rear, a range of fitted kitchen units with integrated microwave, power points, electric cooker point, wall lighting, television point, doors leading off;

Bedroom 1 8'10" x 8'10" (2.7m x 2.7m)

Window to front aspect, power points with usb charging, wall light.

Bedroom 2 8'10" x 8'10" (2.7m x 2.7m)

Window to rear aspect, power points, wall light.

Shower Room

Obscure glazed window to rear aspect, hand wash basin with tiled splash back, shower cubicle with electric shower, airing cupboard housing hot water cylinder with immersion heater, electric underfloor heating, doorway giving access to;



Directions

From Aldreds Stalham office proceed along St Johns Road turning right onto Brumstead Road. At the 'T' junction turn left towards Ingham, proceed towards Ingham passing The Swan public house on the right hand side bear left into Long Lane and follow this road into Ingham. Proceed straight across the junction towards Lessingham, continue through the village turning right signposted Hempstead & Eccles on Sea, passing Church Lane on the left hand side, turn left sign posted North Gap. Continue towards the end of the road, as the road bears to the right, turning left into the unmade, sandy Beach Road, where the property can be located a short way along on the right hand side.

Separate W.C.

Rear facing obscure glazed window, electric underfloor heating, low level w.c.

Outside

The property is located in a desirable position on Beach Road, tucked just in from the dunes. Vehicular access is via timber five bar gates to the lawned front garden area. The property further offers an additional parcel of land across Beach Road, again accessed via double timber five bar gates providing additional parking and leisure space. The grounds to the property extend to the side and the rear and are laid to grass with a timber garden shed which insulated is with power. To the rear of the property is a gate providing steep pathway access over the dunes to the beach beyond.

Tenure

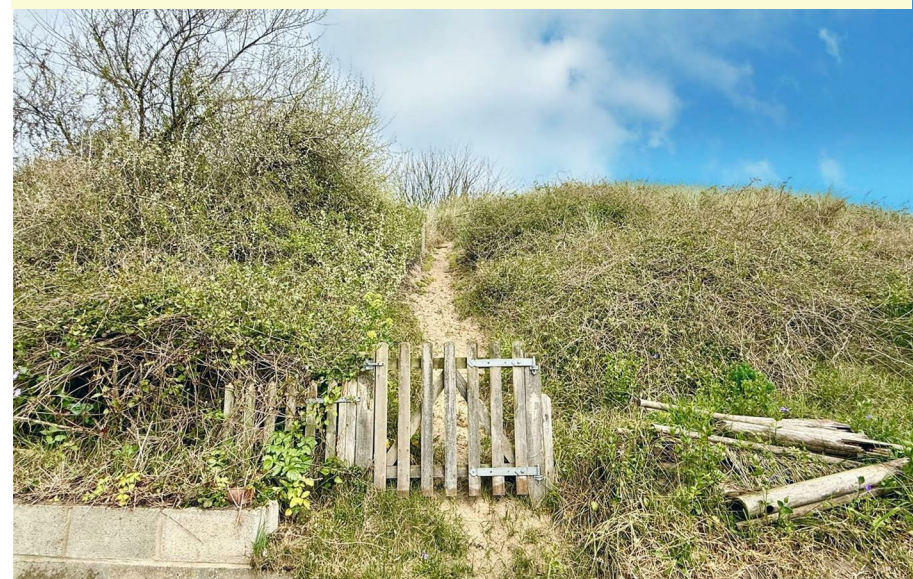
Freehold. Our vendor informs us that the property has an occupancy restriction for unlit holiday use between March 20th and October 31st plus up to 10 days before Christmas Day and 10 days after Christmas Day. This leads to a current council tax discount. The total council tax bill for 2025/26 is £925.23

Services

Mains water, electric and drainage via septic tank.

Council Tax

North Norfolk District Council - Band: 'A'



Location

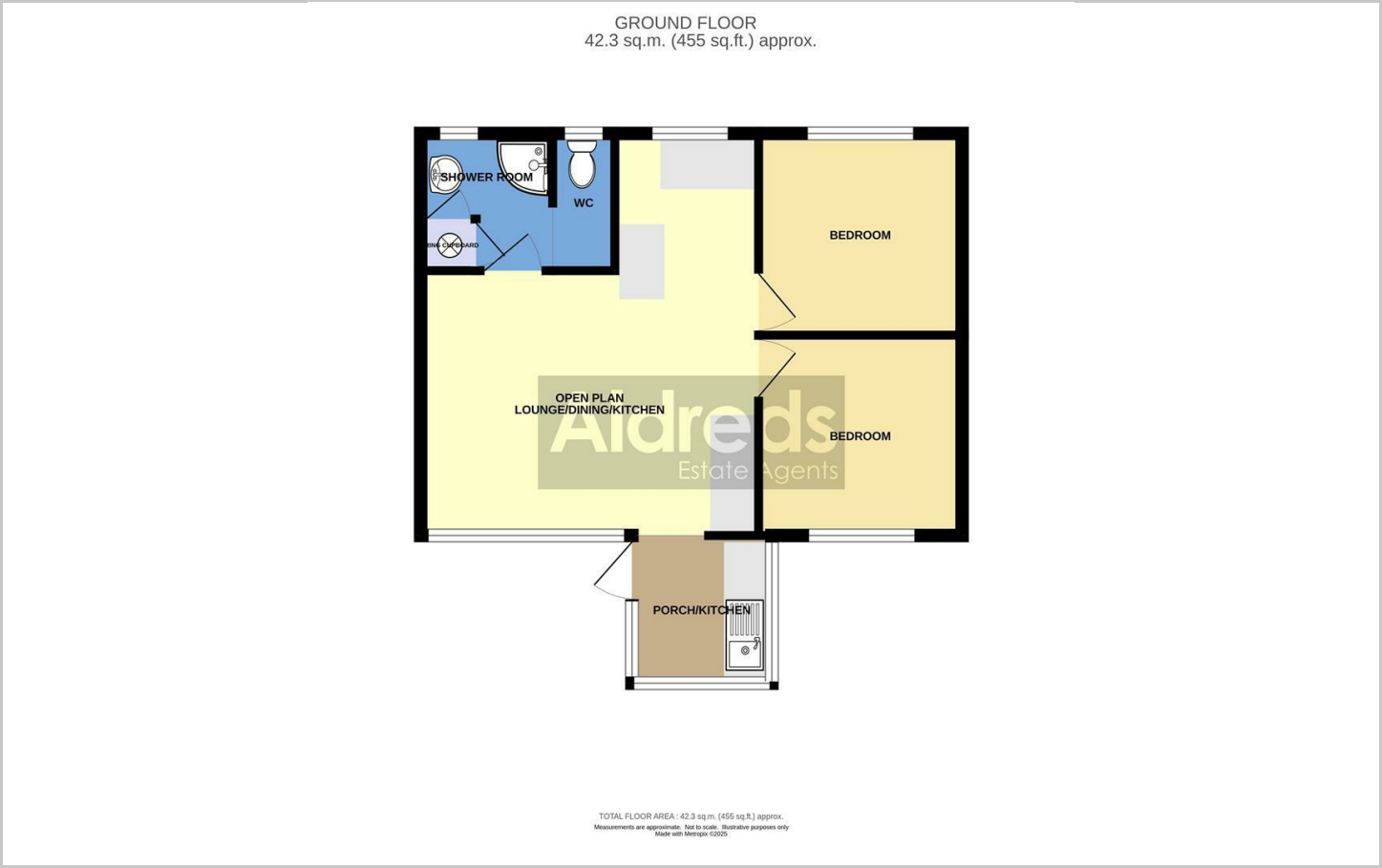
Eccles on Sea is rural coastal village with a lovely sandy beach, situated on the North East Coast between Happisburgh and Sea Palling. This area of Beach Road runs South of the Bush Estate to North Gap and is often an overlooked gem of a coastal location. The Broadland town of Stalham is approximately four miles away with facilities including a variety of shops, schools, health centre, post office and a supermarket.

Reference

PJL/S9935



Floor Plans

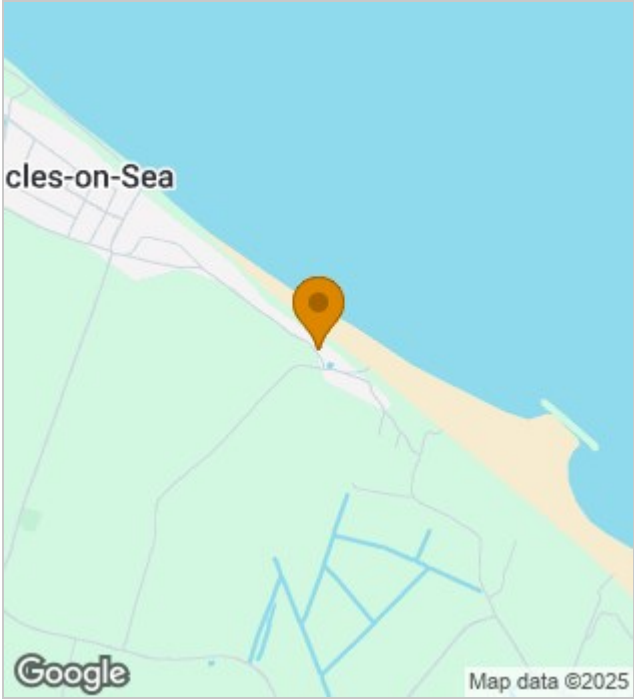


Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Location Map



Energy Performance Graph

