

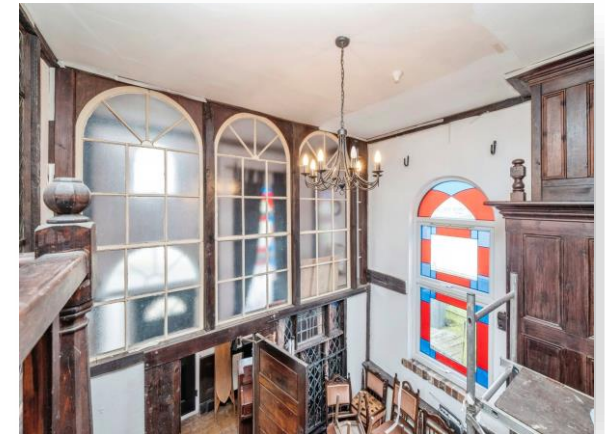


Old Chapel Beach Road,Sea Palling Norwich NR12 0AL

welcome to

Old Chapel Beach Road, Sea Palling Norwich

We are pleased to offer this HISTORIC PROPERTY for sale, in the popular seaside village of Sea Palling! This property has a great amount of potential and is well worth a viewing. Give us a call to arrange one today!



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability, and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Vestibule

You enter through the front door, into the vestibule. This room oozes history with original and period features. This room opens into a large, vaulted space used as a lounge and dining room.

Lounge

21' 4" x 21' (6.50m x 6.40m)

This large, vaulted space is used as a lounge with dining room area. The open stairway leads up from this room. There are lots of beams and a large,

imposing open fireplace. Whilst new upvc windows have been installed in most of the property, they have been designed, to stay within keeping of the historic nature of the chapel. The floor is wooden and there is wood panelling, with exposed brick walls above, period features and a radiator in this room. There is a large log burner installed in a huge and impressive chimney breast. During the conversion, new timbers were added, some of which were created from washed up wooden groynes found on the beach. The newer beams on the lounge ceiling (located on the right-hand side), were lovingly carved by one of the owners and are a wonderful addition to the property. Look out for the carvings of a seashell, rabbit, names and many more lovely features. There is no separation between the lounge and the dining room area.

Dining Room

13' x 11' 4" (3.96m x 3.45m)

This section of the open plan living area, has white walls and a white fireplace. There are exposed brick walls in this section of the property too and the wooden flooring continues through. There is a wooden door at the end of this room, which leads to the rear of the property.

Kitchen

9' 10" x 9' (3.00m x 2.74m)

There is a period arched doorway, from the lounge into the kitchen, with wooden double doors. The kitchen has a commercial look and feel to it, from the days during which it was used as a Tea Rooms. The walls are tiled in sections. The remainder of the walls are of exposed brick and sections of wall which are painted white, with exposed beams on the ceiling. There are wooden panelled units and stainless-steel worktops, together with a commercial style cooker and there is a commercial stainless-steel sink, under the window.

There is a separate utility room area, with stainless steel sink and window, together with rear exit door.

Cloakroom

Through a door to the left of the utility room, is a separate cloakroom, with WC and wash hand basin.

Stairs & Landing

The stairs and landing are carpeted. The stairs are made from wood and are very substantial.

Bedroom 2

12' 2" x 8' 3" (3.71m x 2.51m)

Open area at the top of their stairs

The area at the top of the stairs could be utilised in several ways, but we have listed it as a bedroom, albeit that it's an open area. The walls are a combination of exposed brick and areas of white walls. This room is carpeted.

Master Bedroom With En Suite

11' 5" x 12' (3.48m x 3.66m)

The master bedroom has white walls and ceiling and is carpeted. There are two windows in this room, together with the en suite. There are antique fitted wardrobes with one fitted with mirrored doors. The ensuite comprises bath with hand shower, WC, wash hand basin and radiator. There are green tiles, white walls and ceiling.

Bedroom 3

14' 6" x 7' 8" (4.42m x 2.34m)

This room is at the front of the property and has a beamed ceiling. The walls are white and there is a old wooden unit fitted in, with a butler sink. The room is carpeted, and a wooden shelf is fitted on the wall.

Bathroom

The main bathroom is fitted with a shower cubicle, WC and wash hand basin. There is a radiator fitted and wooden flooring.

Agents Note-

Historic property for sale, in the popular seaside village of Sea Palling. Originally opened in 1877 as a Methodist Chapel, it was then converted into a



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welcome to

Old Chapel Beach Road, Sea Palling Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- End of Chain

Tenure: Freehold EPC Rating: F

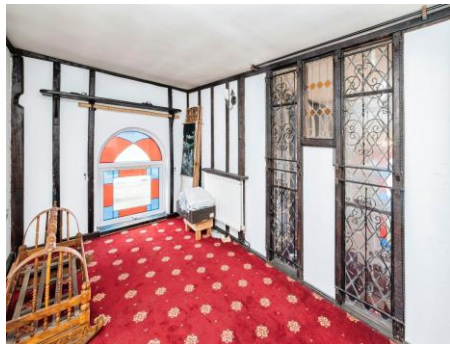
guide price

£280,000

Awaiting Photograph



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWS107984 - 0002

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