



**Brambleberry Beach Road, Sea Palling Norwich NR12 0AL**



**welcome to**

**Brambleberry Beach Road, Sea Palling Norwich**

A charming 3 bedroom bungalow located in a peaceful coastal village. Featuring a spacious driveway, well-kept front and back gardens, and a welcoming layout, this property offers the perfect blend of comfort and seaside living.



## Description

Nestled in the tranquil coastal village of Sea Palling, this delightful 3 bedroom bungalow promises serene living just moments from the sea. The property has a driveway, offering ample parking space, and is surrounded by beautifully maintained front and back gardens, perfect for outdoor relaxation or gardening enthusiasts. Inside, the bungalow features a bright and airy layout with a cozy living area, a spacious kitchen, and 3 bedrooms. Whether you're seeking a permanent residence, a vacation retreat, or a space to downsize, this charming home is ideal for enjoying the best of coastal village life. Give us a call to arrange your viewing!

## Entrance Porch

There is a door to the front, windows to the side and a door to the property.

## Entrance Hall

The entrance hall has carpeted flooring, ceiling lights and a radiator.

## Living Room

16' 7" x 12' 3" ( 5.05m x 3.73m )

The living room has carpeted flooring, windows to the front and rear, a ceiling light, a radiator and an open fireplace.

## Dining Room

12' 5" x 9' 2" ( 3.78m x 2.79m )

The dining room has carpeted flooring, a radiator, a window to the rear and a ceiling light.

## Kitchen

11' 2" x 10' 2" ( 3.40m x 3.10m )

The kitchen has a fantastic amount of matching base and wall units with worktop over. There are windows to the front and a door to the outside.

There is a sink and drainer, space and plumbing for a washing machine, electric oven, under the counter space for fridge or freezer and the boiler. There is a radiator, a ceiling light and space for a dining table.

## Conservatory

15' x 8' 1" ( 4.57m x 2.46m )

The conservatory has tiled flooring, windows and door to the rear, wall lights and a radiator.

## Bedroom One

11' 7" Min x 9' 9" ( 3.53m Min x 2.97m )

The main bedroom has carpeted flooring, a window to the front, a ceiling light and built in wardrobes. Please note, the measurements have been taken up to the wardrobes.

## Bedroom Two

9' 3" x 7' 6" ( 2.82m x 2.29m )

The second bedroom has carpeted flooring, a radiator, a ceiling light and a window to the conservatory,

## Bedroom Three

12' 8" x 8' 6" ( 3.86m x 2.59m )

The third bedroom which was previously the garage has carpeted flooring, a ceiling light, a window to the rear and a door to the utility.

## Bathroom

The bathroom has tiled flooring, a toilet, sink and a walk in shower. There is a window to the front, tiled walls and a heated towel rail.

## Utility Space

The utility room has shelving with an additional door to the outside front and small window.

## Exterior

To the front, this bungalow is deceptively spacious. There is a gravel driveway leading to the property and a well laid to lawn area with a summer house, fencing to the front and the oil tank.

To the rear, the property holds an impressive laid to lawn garden with stunning, un-interrupted sand bank and field views, a patio area, a green house, a pond, sheds and a gate to the walkways around Sea Palling.

## 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.



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## Brambleberry Beach Road, Sea Palling Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Link Detached Seaside Bungalow with Fantastic Field and Sand Bank Views
- Three Bedrooms and Excellent Living Space

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£280,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NWS108310 - 0007

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