



BEACH CLOSE
CROMER, NR27 0PJ

£210,000
FREEHOLD

This delightful 2 bed terraced bungalow is situated in a very quiet cul-de-sac just a short walk to the heart of the village. The property is in very good condition throughout and is sold with no upward chain.

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BEACH CLOSE

- Close to the beach and village centre
- 2 Bedrooms
- Very quiet location
- No upward chain
- Excellent condition
- Ideal second home



OVERVIEW

This comfortable, two bed bungalow is located in a quiet part of the village, Overstrand. It is only a short walk away from the village centre as well as the beach.

ENTRANCE

At the front of the property, there is a paved pathway leading to the front door which is opaque, patterned double, glazed glass in a varnished wooden frame. Carpeted flooring.

LOUNGE

Carpeted flooring with a double glazed window on the front wall looking out into the front garden. It has an electric night storage heater underneath the window.

KITCHEN

The kitchen holds a variety of base and wall cabinets with a wooden effect counter running half way around the room. It has a built in steel sink with draining board as well as a cooker and electric hob. There is also enough space for a washing machine and a vertical standing fridge/freezer.

SUN ROOM

Large, rectangular, double glazed windows make up the outer walls framed in a varnished wood. An storage heater sits to the left of the entrance into the sunroom from the kitchen. French doors sit in the middle the right wall from the entrance that open into the back garden.

HALLWAY

From the lounge there is a small hallway that holds three doors to the two bedrooms and the bathroom.

BEDROOM 1

The bedroom on the right when in the hallway holds the double bed, a good sized wardrobe for storage and a double glazed window on the front wall of the property looking into the garden. An electric night storage heater sits beneath the window. Flooring is carpeted.

BEDROOM 2

Straight across through the hallway is the second bedroom which holds one single bed and a double glazed window in front of it looking out into the back garden. An electric night storage heater sits beneath the window. Flooring is carpeted.

BATHROOM

The bathroom holds a large bath with a shower over and a modern styled WC and hand basin next to it. Shelving is placed above the WC and basin. A rectangular opaque window sits above the bath. Heated towel rail.

EXTERIOR

To the rear of the property, there is an enclosed garden which is half paved with stone beds with lots of greenery along the outer fence. At the front of the property, there is a sitting area outside the main door with a good sized portion of grass that is easy to maintain. From the front garden there is a beautiful view of the sea and the cliff edge.

AGENTS NOTE

The property is accessed via a shared driveway which serves the neighbouring properties. Parking is in front of the property.

COUNCIL TAX

Band A

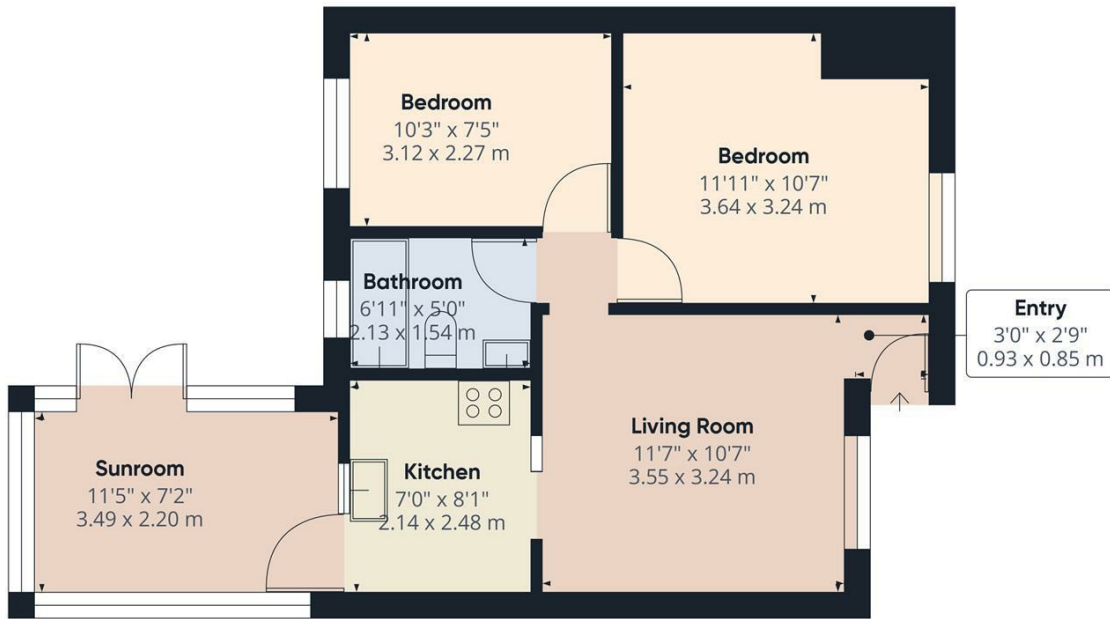
North Norfolk District Council

DRAINAGE

Mains drainage

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Approximate total area⁽¹⁾
528.46 ft²
49.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 93 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 47 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements