



ADDRESS

Gaytime, Abbots Way
Bush Estate, Eccles-On-Sea
Norfolk
NR12 0TA

TENURE

Freehold

STATUS

Chain Free Sale

L  LARKES

“BUSH ESTATE OFFERS A RARE COMBINATION OF COASTAL TRANQUILLITY, LOCAL CHARM, AND EASY ACCESS TO NORFOLK’S NATURAL BEAUTY, MAKING IT AN IDEAL RETREAT FOR A SLOWER PACE OF LIFE.”



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NEST**



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The Tour:

Nestled within the tranquil setting of the Bush Estate, this charming 1950s detached seaside bungalow embodies a nostalgic yet timeless appeal. Approached via a private driveway, the home is set back from the quiet lane, offering a lawned car standing area with a low-fenced front garden that enhances its coastal charm.

The extended accommodation unfolds through a bright, airy conservatory, bathed in natural light, which serves as both an inviting entrance hall and a flexible reception space. Currently arranged as a dining area, this space seamlessly connects to the adjacent living room via a large open archway, offering a versatile layout for modern family living.

To the rear, the kitchen benefits from dual-aspect windows framing views of the verdant gardens. Fitted cabinetry provides ample storage, while a discreet boiler cupboard houses the modern oil-fired combination boiler. This space is both practical and filled with character, perfect for those who appreciate a home that feels rooted in its setting.

The bungalow offers three well-proportioned bedrooms, including two generous doubles that invite relaxation. A thoughtfully designed family bathroom is fitted with both a shower cubicle and bathtub, with the addition of warm wood panelling lending a sense of charm and coastal cottage aesthetic.

For those seeking practicality, a useful store room, originally part of the living room, has been created by the current owners. This partitioned area offers valuable extra utility but could easily be reconfigured to restore the larger living space if desired.

Outside, the property features a generous lawned garden bordered by established planting, creating a peaceful retreat. Two garden sheds provide further storage, perfect for beach gear or gardening tools.

This delightful bungalow offers the rare opportunity to embrace Norfolk's coastal lifestyle in an inviting, flexible home that blends original mid-century features with modern comforts.

Points to note:

Tenure: Freehold

Construction: Timber frame with a render finish, pitched roof with profile steel sheeting

Fenestration: uPVC double glazing

Heating: Oil central heating via combination boiler

Energy Performance: E 47

Average Heating & Lighting Costs: £ pcm

Council Tax: Band A (£)

The Area:

The Bush Estate in Eccles-On-Sea, Norfolk, is a hidden gem for those seeking a serene coastal retreat. Tucked away on the unspoiled Norfolk coast, this peaceful enclave offers a relaxed, rural lifestyle, perfect for retirees or holiday homeowners looking to escape the hustle and bustle. The estate is a short walk from the vast sandy beaches of Eccles, ideal for morning strolls or peaceful afternoons watching the waves.

While the estate itself is a quiet sanctuary, nearby villages like Happisburgh and Sea Palling offer charming local shops, cafes, and traditional pubs where you can enjoy hearty meals and a warm community atmosphere. Just a short drive away, the bustling town of Stalham provides a more comprehensive range of amenities, including a supermarket and weekly farmers' market showcasing local produce.

Nature lovers will appreciate the proximity to the Norfolk Broads, where boat trips, bird watching, and picturesque walking trails abound. The area is also rich in history, with landmarks like Happisburgh Lighthouse and the medieval ruins of St. Mary's Church providing cultural interest.

Bush Estate offers a rare combination of coastal tranquillity, local charm, and easy access to Norfolk's natural beauty, making it an ideal retreat for a slower pace of life.

Please bear in mind that all areas, measurements, and distances provided in these particulars are approximations. The text, photographs, and floor plans serve as general guidance only.

Larkes has not conducted tests on any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings, and furniture not expressly itemised within these particulars are deemed removable by the vendor.



Main facade and parking



Conservatory and dining area



Kitchen



Rear gardens



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Second bedroom



Family bathroom



Primary bedroom



Third bedroom



Characterful seaside setting



Beach access

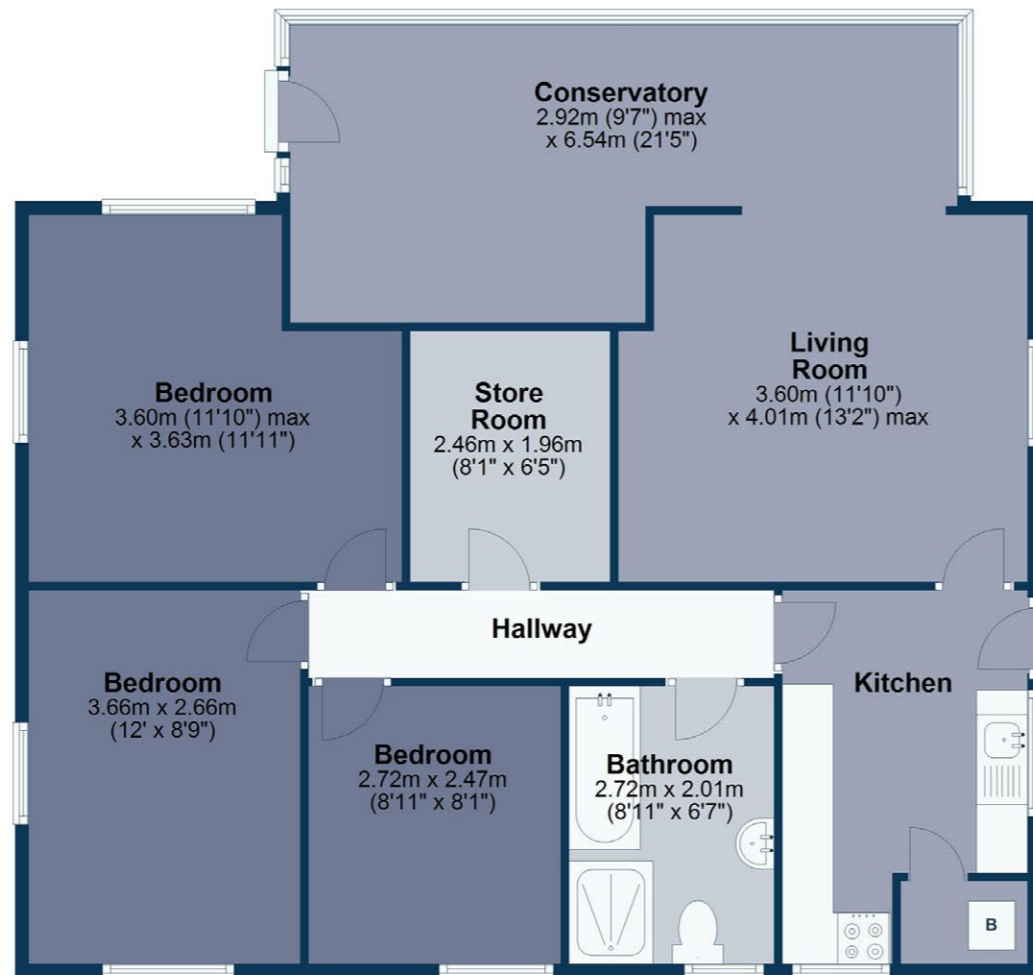


Front gardens

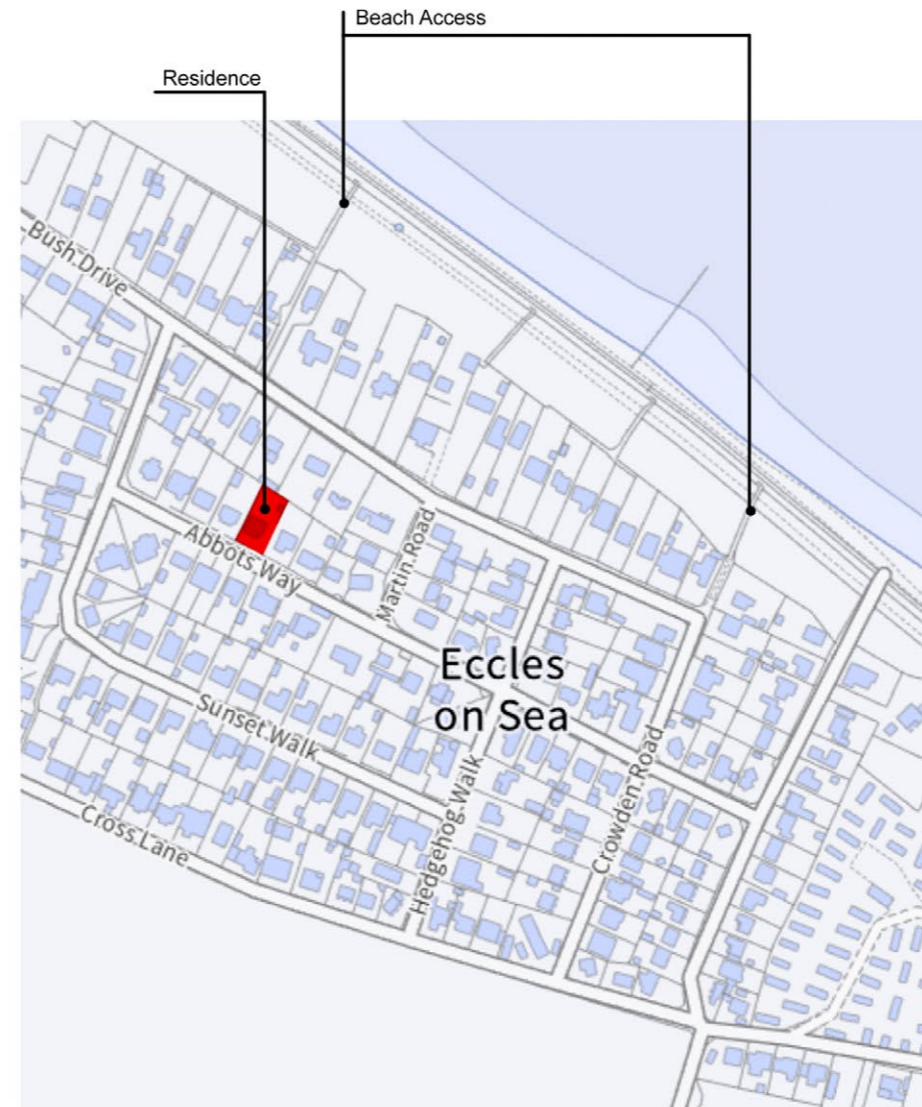


Rear facade

Total area: approx. 83.9 sq. metres (903.2 sq. feet)

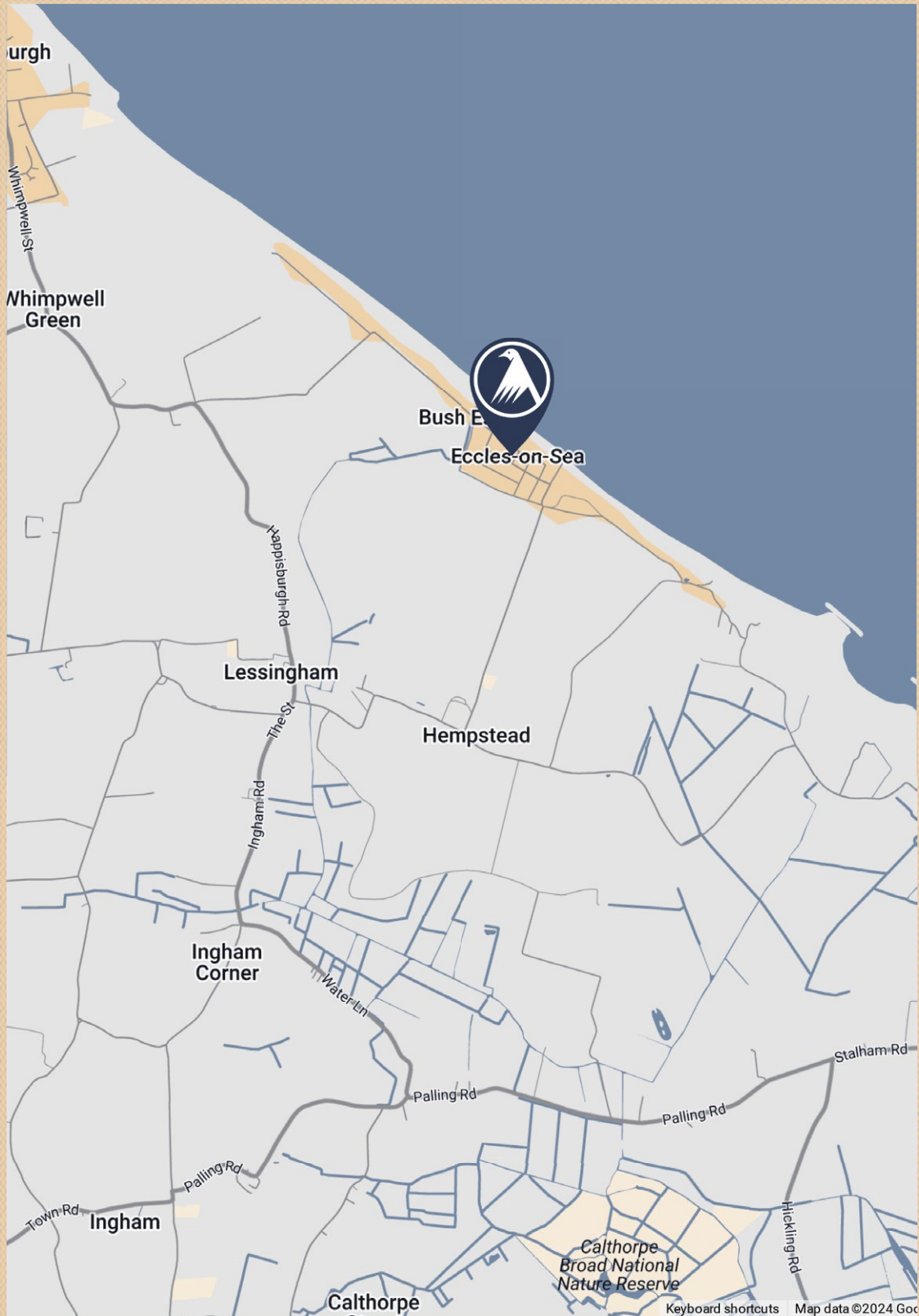


Floor Plan:



Estate Plan:

Ref: 7345



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