

LEASEHOLD



Bungalow - Detached

WENDY HOUSE NEWPORT, HEMSBY, GREAT YARMOUTH, NR29 4JJ

Best Offers Around
£80,000

FEATURES

- Detached Bungalow
- 0.12 acre plot (stms)
- Open Plan Living
- Kitchen
- Shower Room
- One Bedroom
- Sun Room
- Laundry Room
- Static Caravan
- Shed



1 Bedroom Bungalow - Detached located in Great Yarmouth

Nestled in the charming seaside village of Hemsby, Newport offers a delightful opportunity for those seeking a unique retreat or a potential plot for their dream home. This detached bungalow, set on a generous plot of 0.12 acres(stms), is conveniently tucked away down a quiet lane, just a healthy walking distance from the beautiful coast.

The property boasts two reception rooms, providing ample space for relaxation and entertainment. The open-plan living area is designed in an L-shape, featuring a cosy wood burner that adds warmth and character to the home. The kitchen seamlessly connects to a shower room, ensuring convenience for everyday living. The bedroom, which spans the full width of the rear, leads into a charming sunroom, perfect for enjoying the natural light and views of the garden.

Adding to the property's appeal is an outside laundry room, which enhances practicality, and a static caravan included in the sale. This bonus accommodation allows guests to enjoy their own space, making it an ideal holiday getaway for family and friends.

With its quirky charm and versatile layout, this non standard construction timber framed bungalow presents a wonderful opportunity to embrace coastal living in one of Norfolk's treasured seaside villages. Local amenities are within easy reach, ensuring that all your needs are met. Do not miss the chance to view this unique property; contact us today to arrange a visit and secure your slice of Hemsby before the summer arrives.

Open Plan Reception

14'0 max x 14'10 max

Original wood glazed door to the front along with original windows, further windows are sealed unit double glazed to three aspects. Corner wood burner, door to the bedroom and opening to the kitchen.

Kitchen

7'11 x 5'0

Sealed unit double glazed window to the side, range of units, sink, space for cooker and fridge freezer, Door to the shower room.

Shower Room

Sealed unit double glazed frosted window to the side, shower cubicle, wc and wash hand basin.

Principal Bedroom

15'0 x 8'0

Sealed unit double glazed window to the sides, door to the sun room.

Sun Room

14'0 x 5'0

Timber construction with sealed unit double glazed windows and door to the rear.

Outside Utility Room

6'0 x 3'8

Door to the front with space and plumbing for washing machine. This building is on the back of the shower room.

Caravan

Kitchen

9'2 x 4'7

Single glazed window to side, cupboards, sink, space for fridge.freezer, opening to living room.

Living Room

11'9 x 9'2

Single glazed windows, cupboard.

Bedroom 1

7 x 7

Single glazed window to the rear, cupboard

Agents Note

Details of lease from the owner are as follows:-
99 year rolling lease that renews automatically at the original low cost of £5 (tbc). Runs from June 1945 - June 2044 currently 18 years of this term remaining.



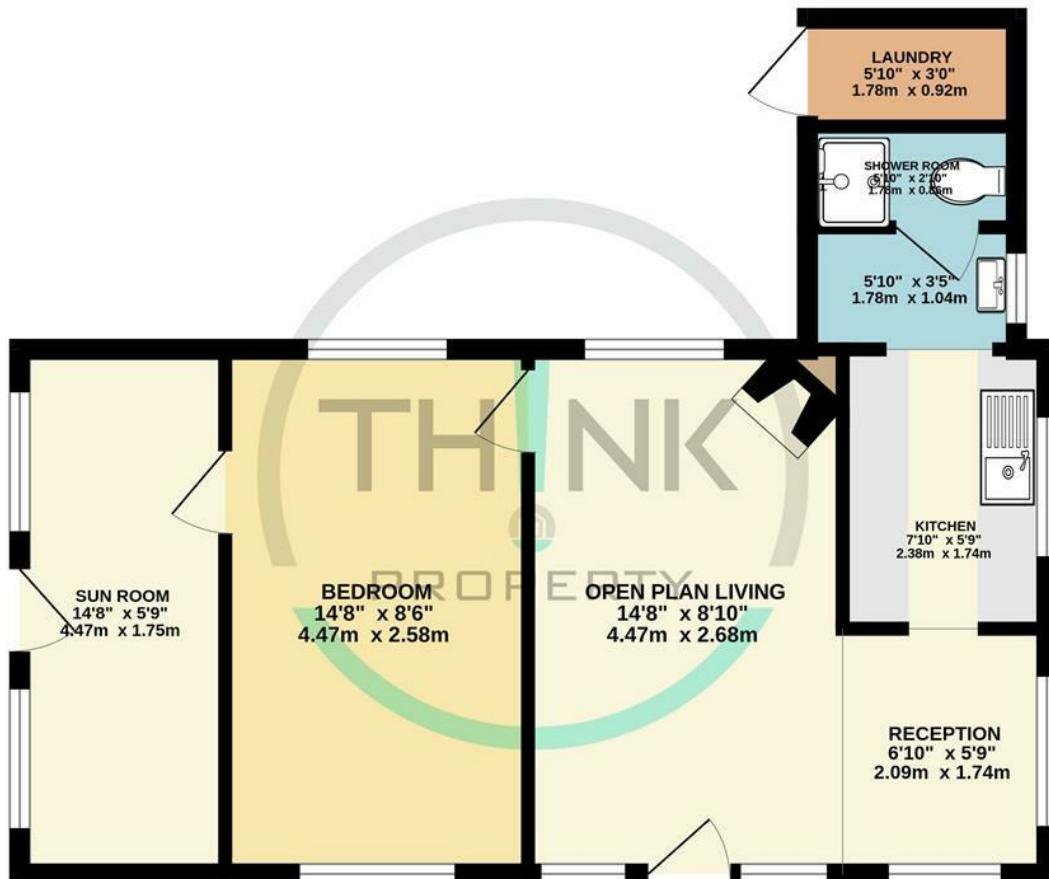


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

A

| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (33-54) | E | | |
| (21-36) | F | | 44 |
| (1-20) | G | 11 | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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 are advised to recheck the measurements.

