



Sunrise Cottage, 33a The Promenade, Scratby

£300,000 Freehold

Guide price £300,000-£325,000. Waking to the sound of the sea and uninterrupted views across the coastline, this detached bungalow on the Scratby cliffs offers a clear sense of space and connection to its surroundings. Extending to around 1,399 sqft, the interior is bright and well arranged, with a natural flow from the kitchen and dining area through to the main living space, where large windows frame the sea. A conservatory provides an additional reception area, enjoying open views across the garden and coastline beyond. The three-bedroom layout is practical and comfortable, with built-in storage and an en-suite to the principal room. Outside, the gardens are established and easy to manage, with areas for seating positioned to take advantage of the outlook. With off-road parking, a garage, and access to local amenities and the wider Norfolk coast, the property offers a straightforward, well-located home in a striking setting.

Council Tax band: D

Tenure: Freehold

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The Promenade runs along the coast in Scratby, a quiet Norfolk village with direct access to sandy beaches and sea views, surrounded by open fields and typical Norfolk marshland. The village offers a peaceful coastal environment while remaining within easy reach of larger towns.

Within Scratby, there are local shops, a post office, cafés, pubs, a wine bar, and a garden centre for daily needs and leisure. The village also has a large village hall with superb facilities, hosting numerous clubs and societies, and available to hire for social events. For more extensive shopping, including supermarkets like Tesco and Sainsbury's, residents typically travel a short drive to Caister-on-Sea or Great Yarmouth, which also provide banks, healthcare, and leisure facilities. Nearby villages such as Hemsby and Ormesby St Margaret add schools, community centres, and local services.

Primary education is available at Ormesby St Margaret's Primary and Hemsby Primary, with Caister Academy serving secondary pupils. Local bus routes connect Scratby with Great Yarmouth, Caister-on-Sea, and surrounding villages, while the nearest train station is in Great Yarmouth, linking the area to Norwich and beyond. Road access via the A149 and A47 provides straightforward travel inland and along the coast.

The Promenade

This well-presented three-bedroom detached bungalow occupies an exceptional position on the Scratby cliffs, enjoying uninterrupted sea views and a bright, spacious interior extending to approximately 1,399 sqft. The property offers versatile accommodation with a natural flow between living areas, making it well suited to both everyday living and entertaining. Its elevated setting and generous glazing ensure a strong connection to the surrounding coastal landscape.



uninterrupted sea views forming a key part of its appeal.



Total area: approx. 130.0 sq. metres (1399.5 sq. feet)

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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