



THE BUDDLEIAS

Top Common, East Runton, NR27 9PR
Guide Price £525,000





THE BUDDLEIAS

Top Common, East Runton, NR27 9PR

DESCRIPTION

Constructed in the 1990s and lovingly maintained by the current owners since new, the property offers well-proportioned and versatile accommodation throughout. The bungalow comprises entrance porch, entrance hallway, three bedrooms with built in storage, a family bathroom, separate cloakroom, and two spacious reception rooms, providing comfortable living space suited to both family occupation and retirement living.

Approached via a private driveway, the property benefits from ample off-road parking, an attached garage and adjoining store. The mature gardens extend to approximately 0.27 acres, creating a delightful setting with plenty of space for outdoor entertaining, gardening and relaxation.

The property is connected to mains electricity and gas and presents an excellent opportunity for purchasers seeking a well-cared-for home in a highly desirable North Norfolk coastal location. Having been occupied by the same owners since its construction, The Buddleias offers a rare chance to acquire a home with a proud history of ownership and exceptional potential for the future.

LOCATION

Nestled on the beautiful North Norfolk coast, East Runton is a highly sought-after seaside village renowned for its unspoilt beaches, stunning coastal scenery and relaxed village atmosphere. Situated between the traditional coastal towns of Cromer and Sheringham, the village offers an excellent range of local amenities, including a village shop, public house and café, while enjoying direct access to miles of coastal and countryside walks.

The area forms part of the Norfolk Coast Area of Outstanding Natural Beauty, providing exceptional opportunities for walking, cycling, wildlife watching and outdoor pursuits. East Runton's wide sandy beach is particularly popular with families and is famous for its rock pools, coastal paths and spectacular sunsets.

With convenient rail links from nearby Cromer and Sheringham to Norwich and onward connections to London, East Runton successfully combines the tranquility of coastal living with excellent accessibility, making it a desirable location for both permanent residence and holiday retreats.



SPECIFICATION

- Detached Bungalow
- Situated in the popular coastal village of East Runton
- Peaceful Residential Setting
- Driveway providing Off Road Parking
- Attached Garage & Store
- Private Garden Grounds extending to 0.27 Acres (stms)
- Two Reception Rooms
- Kitchen
- Cloakroom
- Three well-proportioned Bedrooms
- Family Bathroom
- Gas Central Heating
- Excellent opportunity to personalise if desired
- Easy access to North Norfolk Coastline
- Flexible Accommodation

GENERAL REMARKS & STIPULATIONS

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

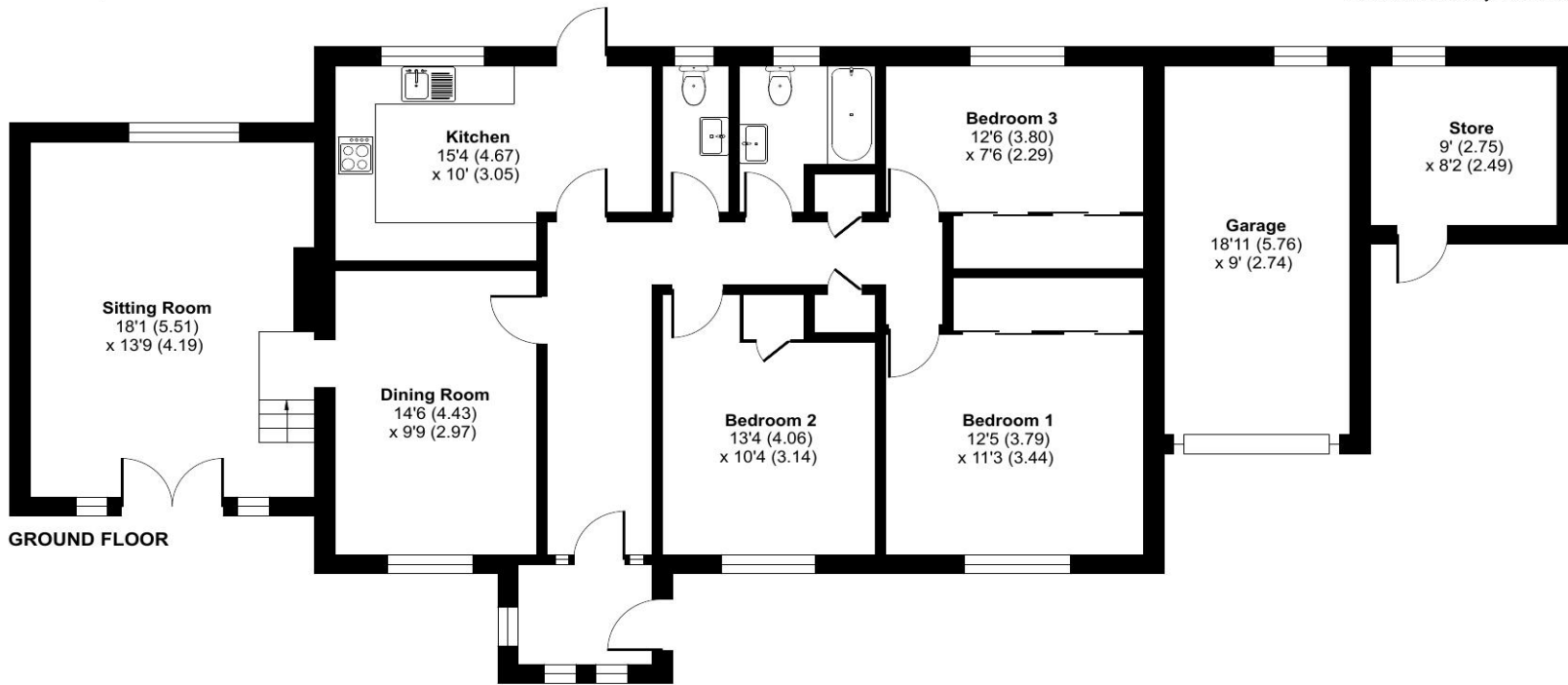




Buddleias, Top Common, East Runton, Cromer, NR27

Approximate Area = 1282 sq ft / 119.1 sq m
 Garage = 170 sq ft / 15.7 sq m
 Outbuilding = 74 sq ft / 6.8 sq m
 Total = 1526 sq ft / 141.6 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Brown & Co. REF: 1478618

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. Any person inspecting the property does so entirely at their own risk. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in XXXXXXXX.

