



Seaton Lodge The Hurn, West Runton, Cromer, NR27 9QS

Price Guide £485,000

- Offered with no onward chain
- Overlooking Village Green
- Four bedrooms
- Period features throughout
- Attractive village location
- Generous rear garden
- Two reception rooms
- Close to beach and shops

Seaton Lodge The Hurn, West Runton. NR27 9QS

VIEWINGS FROM SEPTEMBER 2nd. With views over the Village Green, this beautifully proportioned property of character provides an ideal home for both permanent or holiday use. Seaton Lodge is an individual property standing in a generous plot within walking distance of the Village shops and both bus and rail services.

The property is tastefully presented with a number of period features and has gas central heating throughout. Interestingly the property was featured in The English Home and Coast Magazine too, so a special property in an excellent village location with the beach just a short stroll away.



Council Tax Band: Exempt



ENTRANCE HALL

Part glazed entrance door, fitted cupboards with louvred doors, radiator, stairs to first floor.

CLOAKROOM/UTILITY

Pedestal wash basin, close coupled w.c., tiled floor, radiator, provision for washing machine.

SITING ROOM

A beautifully light room with a wide bay window to the front aspect overlooking the Village Green, second porthole style window to the side. Period timber and tiled fire surround with pamment tiled hearth, shelved alcove with provision for TV, radiator.

DINING ROOM

Another light room with both bay window and French doors to the rear garden. Tiled floor, radiator, open plan design leading to:

KITCHEN

With a comprehensive range of shaker-style, oak faced base and wall units with laminated work surfaces and complimentary tiled splashbacks. Inset stainless steel sink unit, provision for dishwasher, inset electric hob with stainless steel hood above and electric oven beneath. Part glazed door and windows to rear garden.

FIRST FLOOR

LANDING

Stairs to second floor.

FAMILY BATHROOM

A large room, comprehensively fitted with a corner shower enclosure with tiled splashbacks, panelled bath with telephone style mixer tap, built in cupboard housing gas boiler, window to rear aspect, period style pedestal wash basin and close coupled w.c., part panelled walls, radiator.

SEPARATE W.C.

Period style, close coupled w.c., radiator.

BEDROOM 1

Another light room with a wide bay window overlooking the Village Green, radiator, period fire surround.

BEDROOM 2

Large window to side aspect, radiator.

SECOND FLOOR

LANDING

BEDROOM 3

Views over Village Green, radiator.

BEDROOM 4

Window to side aspect, radiator.

BATHROOM 2

Panelled bath, pedestal wash basin, close coupled w.c., radiator.

OUTSIDE

The property is approached via a pedestrian access from The Hurn and has a small, easy to manage front garden area. The rear garden is accessed from the house or a separate gate also off The Hurn. This area is fully enclosed with an extensive lawned area, mature shrubs and trees and a paved patio immediately at the rear. The property also has a Right of Way over the lane at the back of the garden and it may be possible to create a vehicular access to the rear garden if required.

AGENTS NOTE

The property is freehold, has all mains services connected. The property is currently commercially rated but had a previous Council Tax Band of C. The property has been successfully run as a holiday let and therefore the contents are available at valuation should applicants be interested.







Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.



11 Station Road, Sheringham, Norfolk, NR26 8RE
01263 822373

coastal@arnoldskeys.com
www.arnoldskeys.com