



Bush Estate, Eccles-On-Sea, Norwich, Norfolk, NR12 0TA  
Guide Price £180,000

Viewing by appointment with our  
Stalham Office: (01692) 531400 or [sales@tretthillipsresidential.co.uk](mailto:sales@tretthillipsresidential.co.uk)





## **ECCLES-ON-SEA**

Eccles-on-Sea (also called Eccles-by-the-Sea) is an ancient Norfolk coastal fishing village. The population is included in the civil parish of Lessingham. This property is to the south of the Bush Estate at North Gap, approximately 1.5 miles from the village of Sea Palling where there is a post office/general store and public house.

### **ENTRANCE PORCH**

11' 6" x 5' 7" (3.50m x 1.70m)

uPVC double glazed entrance door located at the front of the property. Fitted carpet throughout, points for power and a radiator. There is also access to a storage cupboard.

### **LIVING ROOM/DINING ROOM**

27' 8" x 12' 0" (8.43m x 3.65m) Max Measurements

uPVC double glazed French doors and windows overlooking the rear garden. Fitted carpet throughout, radiator and a fireplace. There are points for power, wall lights and points for both a telephone and TV.

### **KITCHEN**

19' 2" x 8' 5" (5.84m x 2.56m)

This space is equipped with a fitted kitchen, range of units and an electric oven and hob. There is a sink with splash back tiling, a radiator and space for a fridge freezer. Tiled flooring throughout and several points for power.

### **UTILITY ROOM**

9' 3" x 6' 2" (2.82m x 1.88m)

There is a stainless-steel sink and drainer, range of units and plumbing for a washing machine. Tiled flooring throughout, points for power and a uPVC double glazed window.



- Guide price £180,000 to £200,000
- Popular coastal location
- Spacious accommodation throughout
- Two driveways
- Established wrap around gardens
- Walking distance to the beach
- The best for coastal living
- Stunning situation on this development



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#### **SUN ROOM**

10' 7" x 9' 0" (3.22m x 2.74m)

This light and spacious area has both uPVC double glazed French doors and windows. Fitted carpet throughout, points for power and wall lights.

#### **BEDROOM 1**

11' 8" x 11' 7" (3.55m x 3.53m) This double room has a uPVC double glazed window, fitted carpet throughout and a radiator. Fitted wardrobes, a wash hand basin and points for power, wall lights and a telephone and TV.

#### **BEDROOM 2**

12' 1" x 10' 9" (3.68m x 3.27m)

This double room has a uPVC double glazed window, fitted carpet throughout and a radiator. Fitted wardrobes, points for power, wall lights and points for a TV.

#### **BATHROOM**

9' 2" x 6' 5" (2.79m x 1.95m)

This suite comprises of a wash hand basin, W.C and a shower. Tiled flooring throughout, full tiling on the walls, radiator and an electric heater on wall. uPVC double glazed window.





Council Tax: A - EPC Rating: E - Tenure: Freehold





## OUTSIDE

### FRONT GARDEN

Large driveway offering ample parking. Enclosed area laid to lawn with a variety of planting and shrubbery. Pathway leading to the entrance door.

### REAR GARDEN

Generous sized area mainly laid to lawn. Paved seating area and a range of planting and shrubbery.



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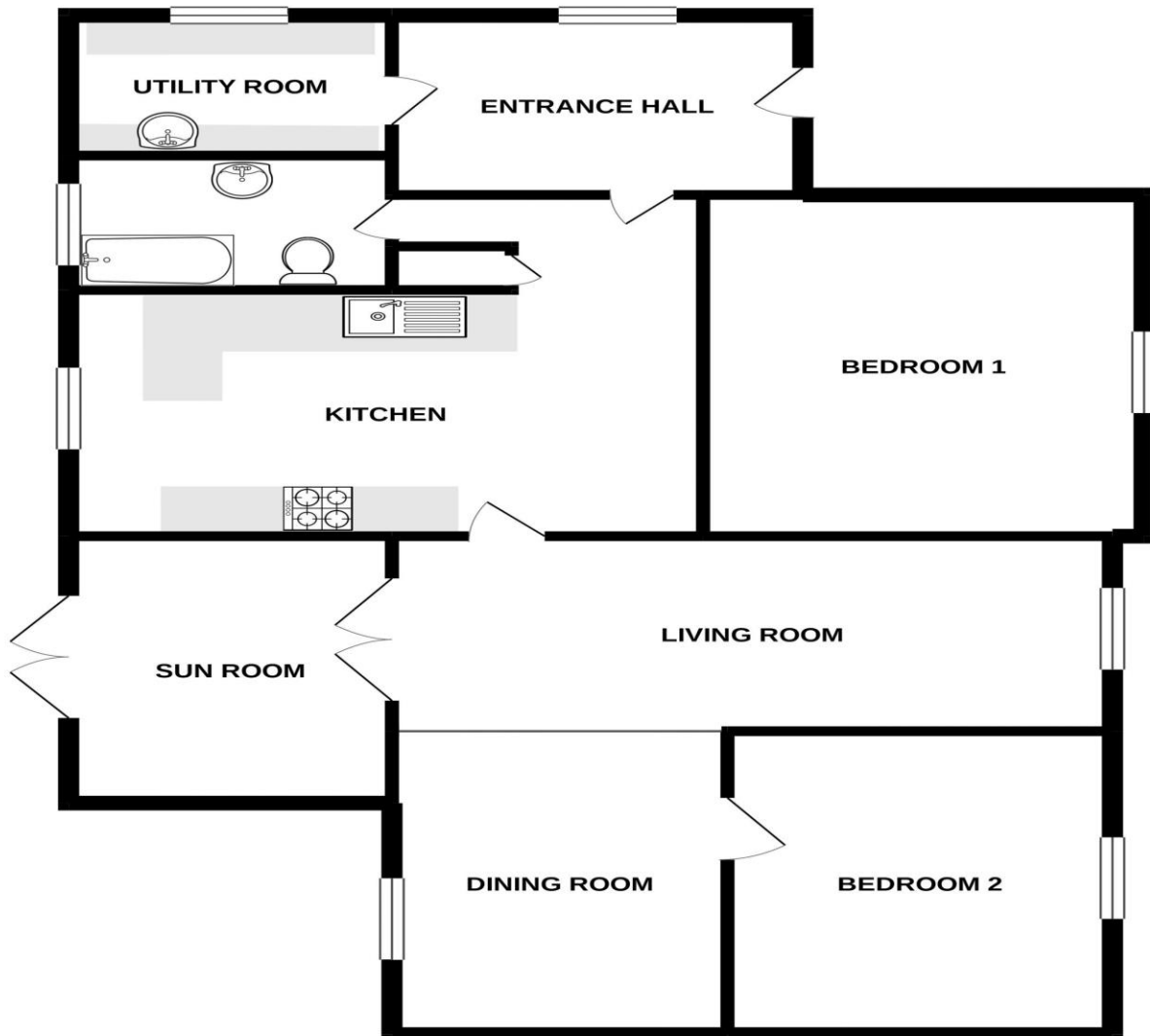


"Sitting in the heart of this popular development" This stunning home is available with **SPACIOUS ACCOMMODATION** and offers a wrap around established garden, **TWO DRIVEWAYS** and is within walking distance to the beach. Full of character and charm to offer you the very **BEST OF COASTAL LIVING**.





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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