



## 12 Beach Road, Caister-On-Sea - NR30 5ER

£275,000 Freehold

This three-bedroom thatched cottage, dating back to the 1700s, is full of character with exposed beams throughout. The good-sized interior includes a well-equipped kitchen and dining area with skylights and a pantry, while the lounge features a striking inglenook fireplace. Outside, the enclosed rear garden offers a private retreat, and off-road parking is available. Located on Beach Road, just moments from the shoreline, this home offers historic charm along with the convenience of coastal living and nearby amenities.



## Location

Beach Road in Caister-on-Sea offers a prime location just moments from the beach, perfect for those who love coastal living. With easy access to the stunning shoreline, residents can enjoy relaxing beach walks or take part in water-based activities. The area provides a peaceful atmosphere, while also being close to local amenities, including shops, restaurants, and cafes, offering a mix of convenience and calm. The town itself is a charming coastal destination with a friendly, welcoming community and excellent transport links, making it an ideal place to settle for both full-time residents and holidaymakers.



## Agents notes

We understand the property will be sold freehold, connected to mains services water, gas, electricity and drainage.

Heating system- Gas Central Heating

Tax Council Band- A





## Beach Road, Caister-On-Sea

Upon entering this three-bedroom cottage, you step into a welcoming porch, which leads directly into a spacious lounge. This characterful room features a striking inglenook fireplace with a brick surround, timber mantle, and an inset electric fire. Natural light floods in through two front-facing windows, and a radiator provides warmth.

From here, a door leads into the large and spacious kitchen and dining area. The kitchen is well-equipped with a range of fitted units, mock granite worktops, and a pantry providing additional storage. Skylights in the kitchen/dining area bring in plenty of natural light, enhancing the space. The dining area, with its fitted shelves and feature beams, offers a charming space for meals, with ample room for a dining table and chairs.

A door from the kitchen/dining area leads to the rear lobby, which provides access to both the garden and the bathroom. The bathroom includes a Jacuzzi bath with a shower attachment, part-tiled walls, and a built-in storage cupboard.

Upstairs, there are three bedrooms. The master bedroom is a spacious double room with a window overlooking the front. The second bedroom is a twin room, and the third bedroom is a compact single room.

Outside, the rear garden is fully enclosed, featuring both patio and lawn areas, all surrounded by fencing for added privacy. At the front, the property boasts a fenced forecourt garden, enhancing its character.

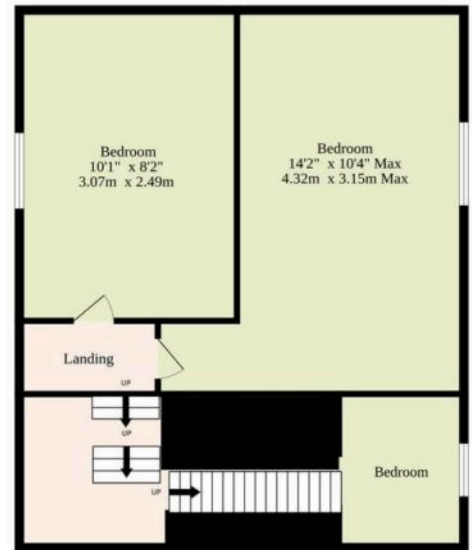
Off-road parking is conveniently provided.



Ground Floor  
667 sq.ft. (62.0 sq.m.) approx.



1st Floor  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 sq.m.) approx.

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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