



# Hillside Cottage Lower Common, East Runton

Cromer



Offers Over £240,000  
Minors & Brady



# Hillside Cottage Lower Common

East Runton, Cromer

Set in the heart of East Runton's charming Lower Common, this characterful flint cottage offers an irresistible slice of coastal living. Perfect for first-time buyers, investors, or anyone dreaming of a holiday home by the sea, it combines timeless charm with modern comfort. Inside, you'll find a well-appointed kitchen with quality cabinetry and integrated appliances, a cosy sitting room with French doors that lead out to a private, shingle garden framed by a traditional flint wall—ideal for easy outdoor living. Upstairs features two comfortable bedrooms and a contemporary shower room, all beautifully finished. Just a short walk from the sandy beach, scenic clifftop paths, and the village's local pub and shops, this cottage is a wonderful base for relaxing escapes or everyday life on the Norfolk coast.

- Charming flint cottage set on Lower Common in the north Norfolk coastal village of East Runton
- Perfect choice for first time buyers, investors or for those searching for a holiday home on the coast
- Kitchen equipped with quality cabinetry, an integrated oven, space for a washing machine and a dishwasher
- Cosy sitting room inviting relaxation and entertaining, featuring French doors that open out to the garden
- Two bedrooms and a contemporary shower room, comprising of a three-piece suite
- A low-maintenance garden that is predominately shingle, enclosed by an attractive flint wall
- Close to local shops, the village hall, two playing fields and the scenic coast



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## Location

Lower Common is a quiet, residential lane located within the charming coastal village of East Runton in North Norfolk. Just a short walk, approximately 10 minutes, leads directly to the wide, sandy beach and dramatic cliffs that define this stretch of the North Sea coastline, making it ideal for those who enjoy seaside living and scenic coastal walks. The area retains a peaceful, rural atmosphere while benefiting from essential village amenities. Local shops, including a convenience store, bakery, and a traditional fish and chip shop, are all within walking distance, along with two popular pubs that serve both locals and visitors. For families, primary and secondary schools are located nearby in the neighbouring town of Cromer, around a 5-minute drive or 20-minute walk away, with Cromer Academy and Cromer Junior School both serving the area. Healthcare facilities, including GP surgeries, dental practices, and pharmacies, are also available in Cromer, ensuring reliable access to medical services. Transport links are surprisingly convenient for a coastal village: West Runton railway station is just over a mile away, offering regular train services to Norwich and onward connections to London. Several local bus routes also run through the village, connecting East Runton to nearby Sheringham, Cromer, and Norwich.





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Step inside to discover a well-designed interior that balances comfort and practicality. The kitchen is thoughtfully fitted with quality cabinetry and finished to a high standard, featuring an integrated oven and generous space for both a washing machine and dishwasher—ideal for everyday living or holiday convenience.

The cosy sitting room is the heart of the home, offering a warm, intimate space perfect for unwinding after a day exploring the coastline. French doors bathe the room in natural light and open directly onto the garden, creating an easy indoor-outdoor flow that's perfect for relaxed entertaining or al fresco dining in the warmer months.

Upstairs, you'll find two well-proportioned bedrooms, each offering a comfortable and private space, with soft natural light and a sense of calm. The contemporary shower room is stylishly appointed with a sleek three-piece suite, combining practicality with modern design.

Outside, the low-maintenance garden is predominantly laid with shingle, providing a stress-free space to enjoy the fresh sea air. Bordered by an attractive flint wall, it offers both charm and privacy—a lovely spot for morning coffee or evening drinks.

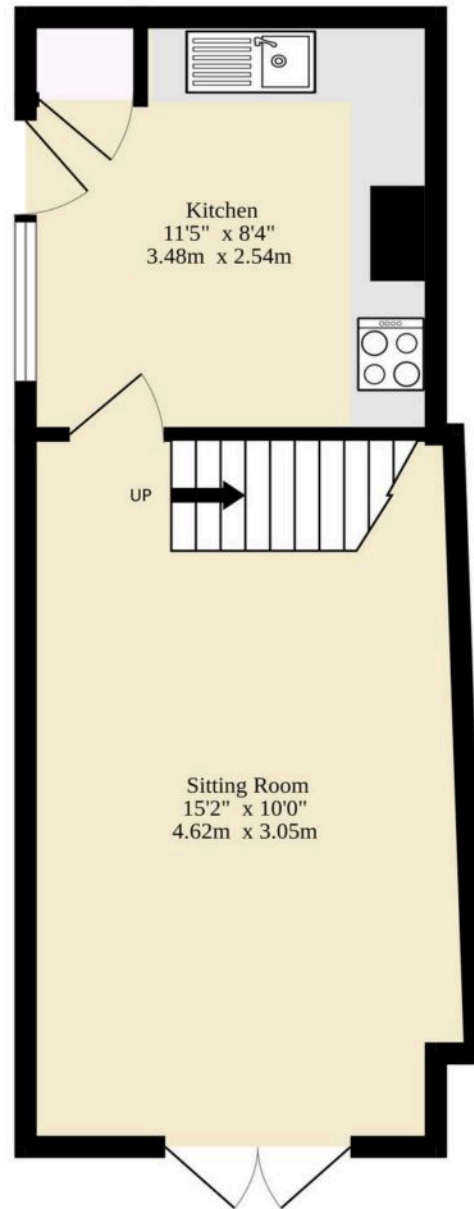
Perfectly positioned just a short stroll from East Runton's sandy beach, local pubs, and scenic countryside walks, this delightful cottage offers an enviable lifestyle on the Norfolk coast. Whether you're seeking a permanent home, a weekend escape, or a rewarding holiday let, this is a rare opportunity to embrace life by the sea.

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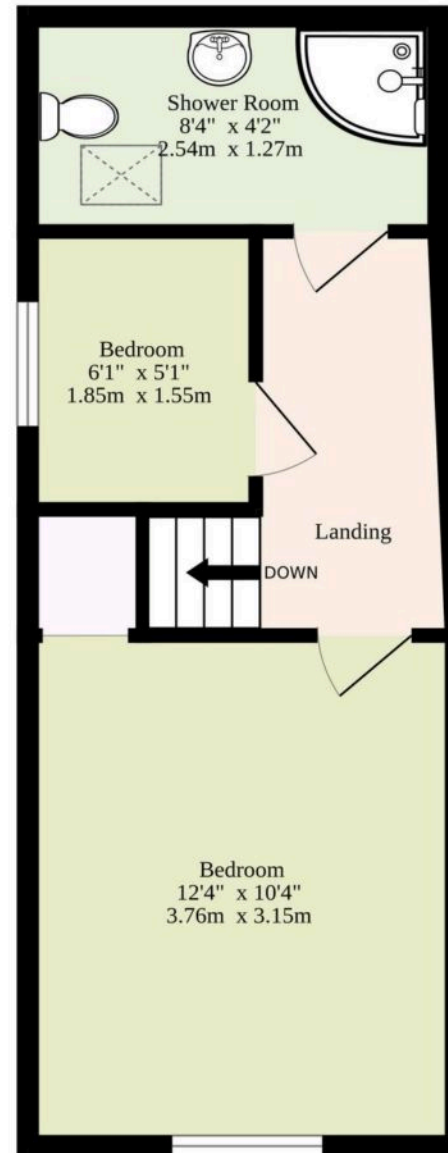




Ground Floor  
249 sq.ft. (23.1 sq.m.) approx.



1st Floor  
195 sq.ft. (18.1 sq.m.) approx.



TOTAL FLOOR AREA : 444 sq.ft. (41.2 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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