



13 Lower Street, Horning

Norwich



Minors & Brady

13 Lower Street

Horning, Norwich

Guide price £270,000–£280,000. Set directly opposite Horning Sailing Club in the centre of the Broads National Park village, this beautifully presented ground floor apartment has been recently renovated to offer stylish and versatile living, with a bright open-plan lounge and dining area featuring glazed French doors to the garden, a modern fitted kitchen with integrated appliances, and three well-sized bedrooms including two doubles, served by a contemporary family bathroom and separate WC, while outside a private suntrap courtyard, driveway, carport and garage provide excellent outdoor and parking space, with the property offered with the option of an existing tenancy or vacant possession and the potential to acquire the freehold, making it ideal for permanent living, holiday use or investment within walking distance of riverside pubs, restaurants and village amenities along the River Bure.



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13 Lower Street

Horning, Norwich

- Guide price £270,000–£280,000
- Beautifully presented and recently renovated ground floor apartment in a prime position opposite Horning Sailing Club
- Offered for sale with option of existing tenancy or vacant possession, plus the option of the freehold, ideal for both permanent living and holiday use
- Generous living room filled with natural light, offering space for dining and lounging, with French doors to the outside
- Stylish modern fitted kitchen with integrated appliances
- Three well-sized bedrooms, including two doubles
- Contemporary family bathroom and additional separate WC
- Private low-maintenance courtyard garden that enjoys the sun and is fully enclosed
- Off-road parking provided by a carport and garage
- Located in the heart of the Broads National Park village of Horning, with the River Bure offering boat trips, sailing opportunities, and a lively riverside atmosphere



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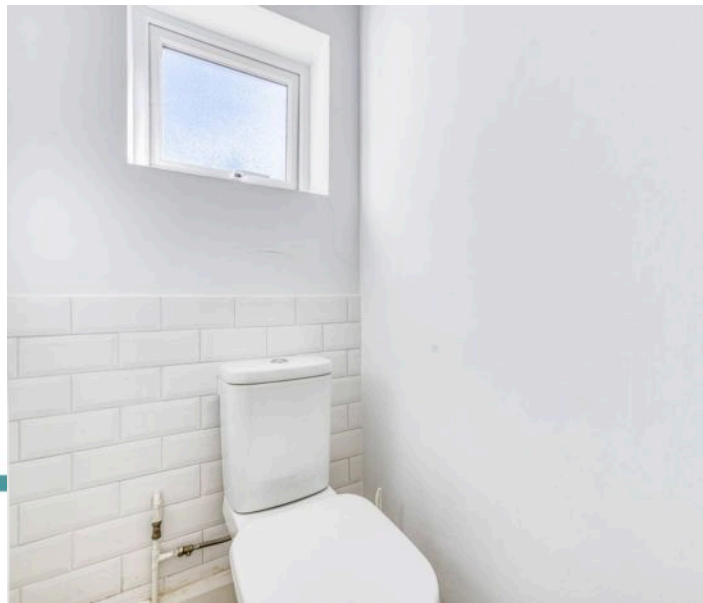
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Stepping inside, you are welcomed by an entrance hall that leads directly into the large living room, a bright and airy open-plan living and dining space finished in a modern, neutral style. Light wood-effect flooring runs throughout, complemented by recessed spotlights that create a clean and contemporary feel. Glazed French doors open to the garden, drawing in natural light and providing a smooth connection to the outside, while a wide rear-facing window adds to the sense of space. This generous room offers versatile options for relaxing and dining, with plenty of room for both.

The kitchen continues the modern finish, with sleek cabinetry in a light tone, including glazed wall units for display, and glossy work surfaces paired with classic white brick-pattern tiled splashbacks. A large window above the sink allows natural light to flood the room, and a built-in double oven is neatly integrated within tall cabinetry. The wood-effect flooring ties the kitchen and living areas together, creating a cohesive flow through the apartment.

The property offers three well-sized bedrooms, including two comfortable doubles and a further versatile single, each fitted with soft carpet flooring and natural light. The family bathroom is presented in a fresh, contemporary style with full-height white subway tiling, a curved bath with a shower over and a glass screen, a pedestal wash basin, and a WC, complemented by a frosted window for light and privacy. A separate WC is also provided, fitted with half-height tiling and a matching toilet, finished with a high-level frosted window for a bright and practical touch.



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Outside, the home enjoys a private courtyard garden that serves as a suntrap, designed for low maintenance while still offering generous outdoor space. To the front, a driveway leads to both a carport and a garage, providing secure off-road parking and useful storage.

This purpose-built ground-floor apartment has been recently renovated and occupies a prime position directly opposite Horning Sailing Club in the centre of the Broads National Park village. It is offered with the option of an existing tenancy or vacant possession, and with the option to acquire the freehold, making it equally appealing as a permanent residence, a second home, or a holiday investment. Double glazing is installed throughout, adding to the comfort and practicality.

Agents notes

We understand that the property will be sold leasehold with the option of the freehold, connected to all main services.

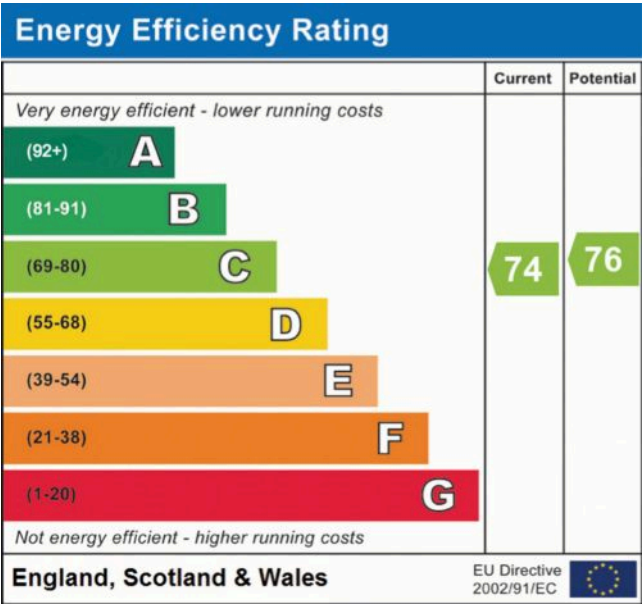
Heating system- Gas Central Heating

Council Tax Band- D

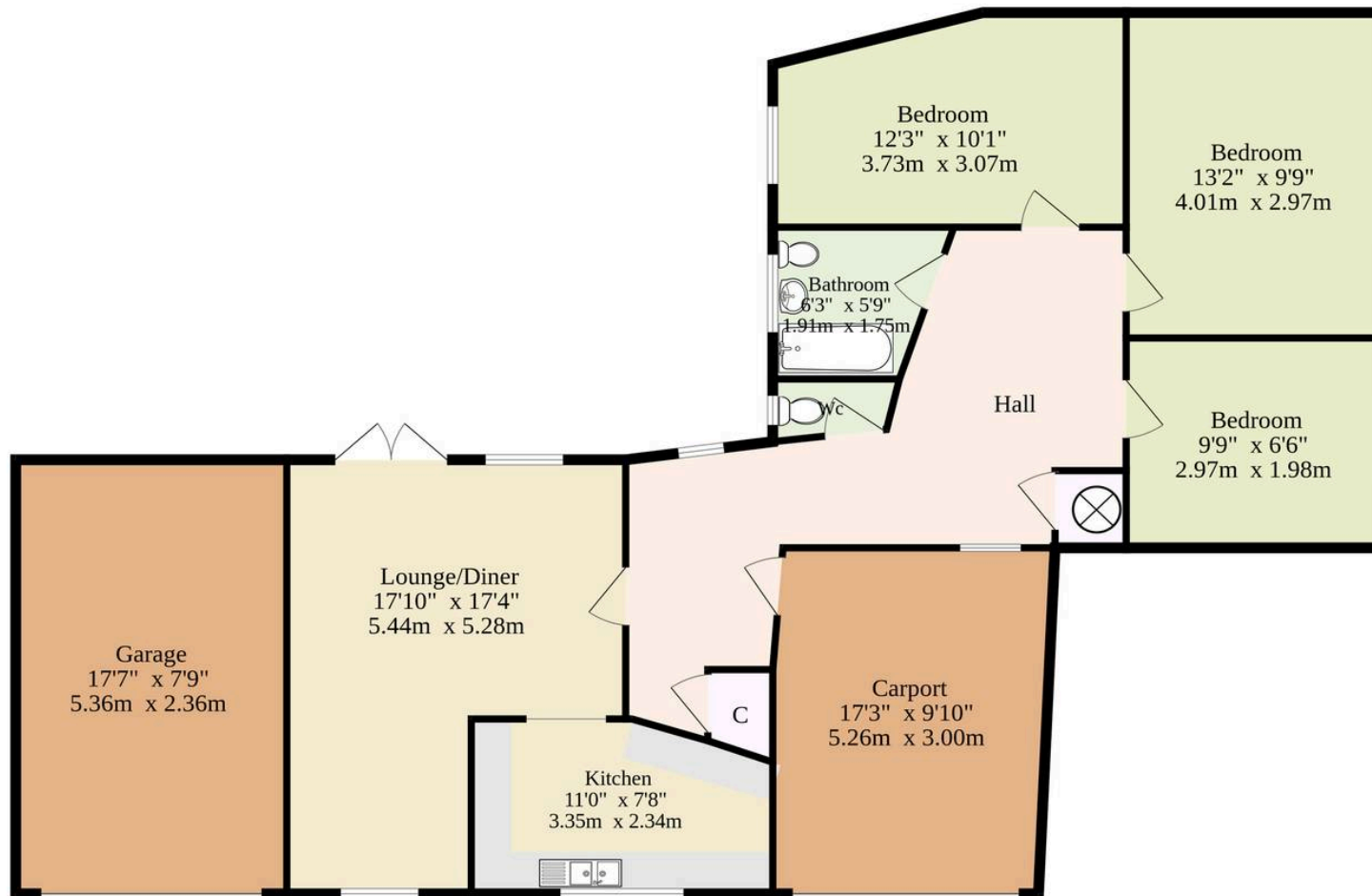
117 years remaining on the lease

Ground rent £250 per annum

Some images used in this listing have been AI staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



Ground Floor
964 sq.ft. (89.6 sq.m.) approx.



Sqft Includes The Garage. Excludes The Car Port.

TOTAL FLOOR AREA : 964 sq.ft. (89.6 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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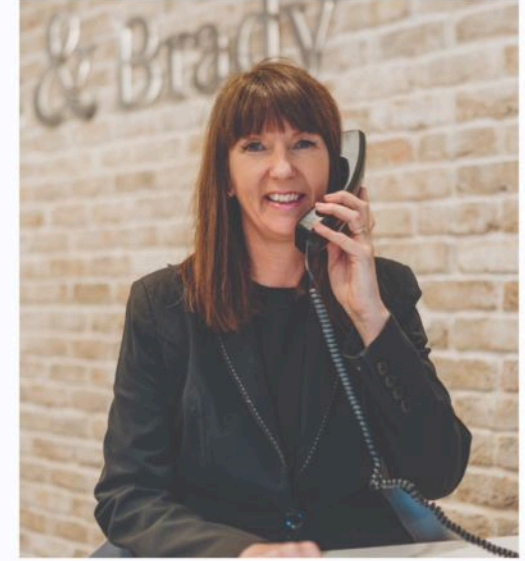
Dreaming of this home? Let's make it a reality



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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