



13 Lighthouse Close, Happisburgh

Norwich



Minors & Brady

A lighthouse glimpse from the garden offers a charming reminder of Happisburgh's iconic coastal heritage. Coastal character and efficient living come together in this two-bedroom bungalow, tucked away at the end of a peaceful cul-de-sac. The home features a welcoming front porch, a bright kitchen with lighthouse-inspired double doors, and a spacious side conservatory filled with natural light. Further highlights include 16 solar panels generating around £1,000 per year and double-glazed windows installed five years ago, enhancing energy efficiency. The sitting room enjoys a large front-facing window, perfect for relaxing and taking in the village views. Outside, the low-maintenance garden combines greenery with occasional glimpses of the lighthouse, offering charm without extra upkeep. With driveway and garage parking, plus easy access to local amenities and nearby towns like North Walsham and Cromer, this bungalow provides practical comfort in a serene coastal setting.

- Enjoy views of the iconic Happisburgh Lighthouse from the garden
- Two comfortable bedrooms with a practical shower room make everyday living easy
- Energy-efficient home with 16 solar panels generating around £1,000 annually and modern double glazing
- Kitchen features unique lighthouse-inspired double doors and ample storage for a functional cooking space
- Side conservatory filled with natural light creates a versatile space for dining, work, or relaxing
- Low-maintenance garden allows you to enjoy outdoor space without constant upkeep
- Driveway and garage provide secure parking and extra storage
- Located within a friendly village with a shop, pub, village hall, and primary school nearby
- Close to North Norfolk beaches, ideal for walks, wildlife, and seaside leisure





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Happisburgh, Norwich

## The Location

Happisburgh, set along the North Norfolk coastline, is a peaceful seaside village that blends coastal character with practical village living. While it is known for the striking red-and-white Happisburgh Lighthouse and its historic church, everyday amenities and accessibility make it an appealing place to call home.

The village has a local shop for essentials, a village hall that hosts regular community events, and a popular pub serving food. There is also a primary school within the village, adding to its suitability for families. A small car park and access points to the beach make enjoying the coastline convenient for residents and visitors alike.

Although Happisburgh retains a quiet, rural feel, it is only a short drive from the larger market town of North Walsham, where you'll find supermarkets, independent shops, cafés, healthcare services, and a railway station with connections to Norwich. The seaside town of Cromer is also within easy reach, offering additional leisure facilities, restaurants, and traditional coastal attractions.

Life in Happisburgh offers the benefit of coastal surroundings without complete isolation, a setting where open skies and sea views sit comfortably alongside essential amenities and good access to nearby towns.



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Happisburgh, Norwich

## Lighthouse Close, Happisburgh

Placed at the end of a peaceful cul-de-sac in the charming coastal village of Happisburgh, this two-bedroom bungalow offers a perfect mix of efficiency and coastal character.

The property boasts a driveway and garage to the front, providing parking and convenient access. The front of the bungalow is adorned with 16 solar panels, making it exceptionally energy-efficient and generating an approx income of around £1,000 per year. Double glazing, replaced approximately five years ago, further enhances the home's efficiency and warmth.

Entry to the home is via a welcoming front porch, leading directly into the kitchen. Here, double doors feature the signature lighthouse design, immediately reminding you of the village's coastal heritage. The kitchen itself is a bright and airy space, finished in neutral tones with elegant wooden accents. There is an excellent amount of storage for all your kitchen essentials, making it both practical and inviting.

From the kitchen, step into the large side conservatory, where glazing surrounds you with natural light. This versatile space offers extra worktop surfaces and a sink, providing a practical utility-style area while maintaining a pleasant seating or dining environment. The sitting room features a generous window to the front, perfect for relaxing and enjoying the tranquil surroundings.



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Happisburgh, Norwich

The bungalow also offers two bedrooms and a shower room, all designed for comfortable everyday living. Outside, the garden is a lovely low-maintenance space, combining greenery with easy upkeep. You can enjoy glimpses of the lighthouse in the distance, adding a charming coastal touch to your outdoor space without the burden of constant maintenance.

This bungalow combines practicality, energy efficiency, and subtle coastal character, making it an ideal home for anyone looking for a serene village setting with all the modern comforts.

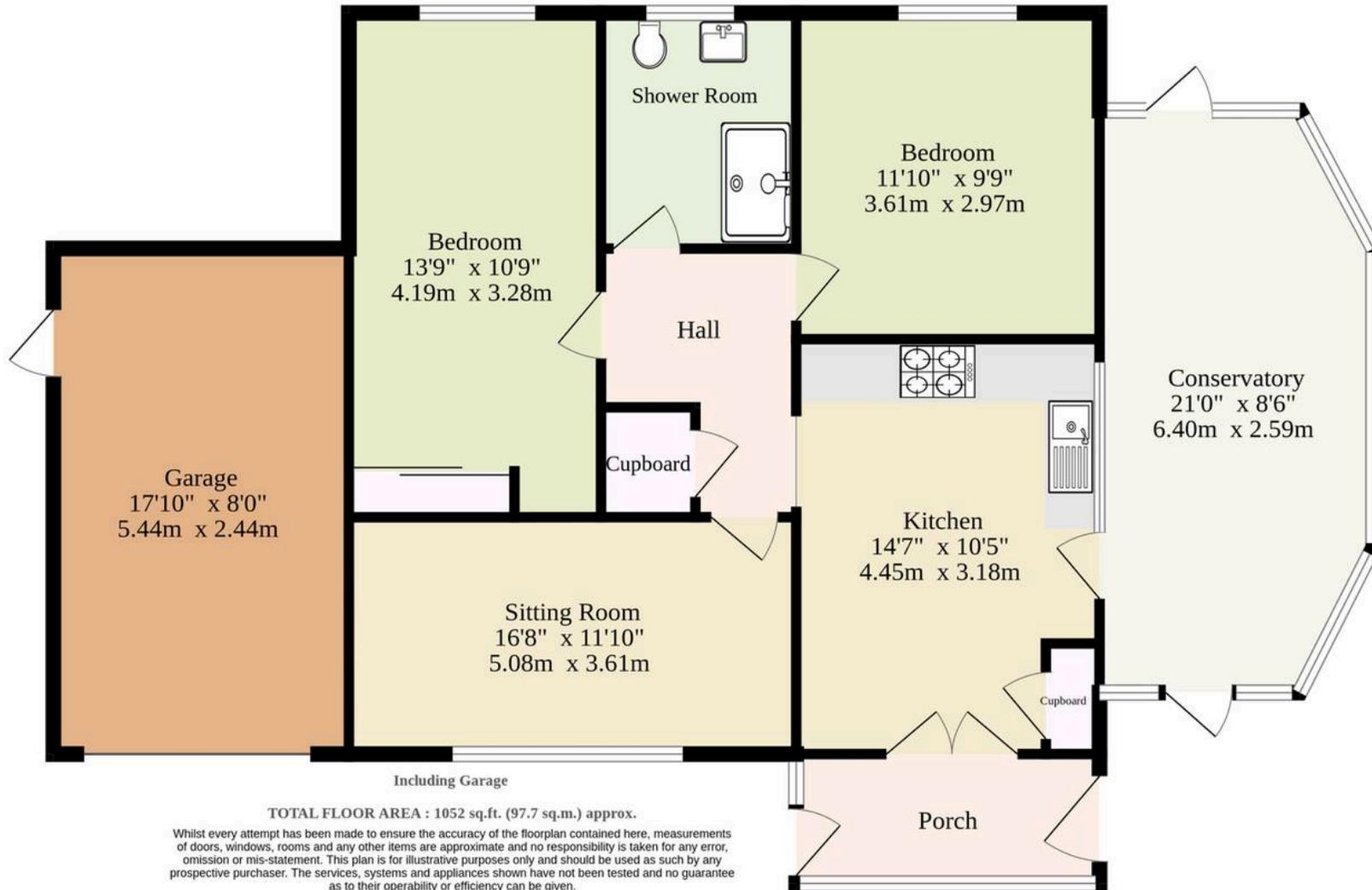
### Agents Note

This property will be sold freehold.

Connected to oil-fired heating, mains water, electricity and drainage.



**Ground Floor**  
**1052 sq.ft. (97.7 sq.m.) approx.**



**TOTAL FLOOR AREA : 1052 sq.ft. (97.7 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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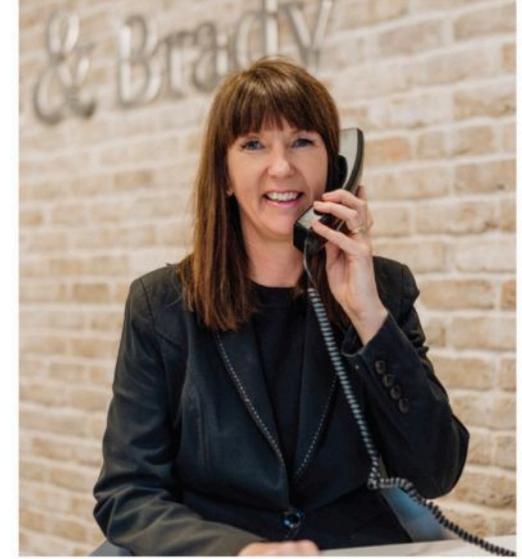
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