



Kenbie Cross Lane Bush Estate, Eccles-On-Sea

Norwich



Minors & Brady

Kenbie Cross Lane Bush Estate

Eccles-On-Sea, Norwich

Where slower paced living is found in this peaceful corner of Eccles-on-Sea, this detached bungalow presents an inviting opportunity to enjoy life by the sea. Just moments from open countryside and shoreline walks, the property is well placed for those who appreciate fresh air and a relaxed coastal setting. The single-storey layout provides accessible and straightforward accommodation suited to a variety of buyers. Natural light and garden views contribute to a bright and airy feel throughout. Outside space enhances the sense of privacy and connection to the surrounding environment. Ample driveway parking adds everyday practicality to the home's coastal charm. A comfortable and well-proportioned residence, ideal for embracing relaxed seaside living all year round.

- Detached coastal bungalow in the peaceful village of Eccles-on-Sea, offering convenient single-storey living
- Driveway parking for multiple vehicles, providing excellent off-road space
- Central entrance hall with access to all principal rooms
- Two well-proportioned double bedrooms with space for freestanding furniture
- Bedroom with garden access, enjoying a pleasant rear outlook
- Comfortable sitting room, ideal for relaxing or entertaining
- Kitchen with Belfast sink, space for appliances and informal dining
- Rear door from the kitchen, offering easy garden access
- Bathroom with P-shaped bath, suitable for bathing and showering
- Good size, non-overlooked rear garden, mainly laid to lawn and offering privacy





M&B

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The Location

Cross Lane forms part of the quiet coastal community of Eccles on Sea, where homes sit just behind the dunes and the beach is only a few minutes' walk along sandy paths. This particular property sits on the edge of the estate, giving it an especially open feel and an added sense of privacy, with fewer passing neighbours and easy access towards the surrounding countryside and shoreline.

The setting feels removed from busier resort villages, creating a calm, uncluttered atmosphere that appeals to those who value privacy, outdoor space and direct access to the coast. Daily life often centres on the shoreline, with early dog walks on the wide, often near-empty beach, watching the changing weather roll in across the sea, and using the surrounding lanes for cycling or running.

Although the village itself has no shops, basic amenities in Lessingham are about a mile and a half away, while Stalham, around four to five miles inland, provides supermarkets, healthcare, schools and other everyday essentials. Happisburgh lies roughly two miles to the south and Sea Palling around two miles to the north, offering alternative beaches, cafés and seasonal facilities.

Local bus routes run through nearby villages including Lessingham and Stalham, providing connections towards larger towns, and the closest train stations are at Worstead and North Walsham, both approximately nine to ten miles away. Altogether, this creates a peaceful coastal setting with easy access to countryside and small-village life, while remaining a short drive from practical services.



M&B

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Bush Estate, Eccles-On-Sea

Situated within the coastal village of Eccles-on-Sea, this detached two double bedroom bungalow offers well-balanced accommodation, generous outside space and ample off-road parking, making it an appealing option for those seeking a permanent home.

The property is approached via a driveway providing parking for multiple vehicles, a particularly useful feature for visiting family and friends or those requiring space for more than one car.

An entrance hall welcomes you into the home and provides access to the principal rooms, creating a practical layout typical of a well-designed bungalow.

There are two good sized double bedrooms, both offering comfortable proportions with space for freestanding furniture. One of the bedrooms benefits from direct rear access and enjoys views into the garden, allowing for plenty of natural light and a pleasant outlook.

This room could equally serve as a guest bedroom, hobby room or home office, depending on requirements.

The sitting room provides a dedicated space for relaxing and entertaining, with room to accommodate seating and additional furnishings. The kitchen is fitted with a traditional Belfast sink and offers space for essential appliances.

A rear access door leads directly out to the garden, and there is also a small area suitable for informal dining or additional seating, creating a sociable and functional environment.



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The bathroom is fitted with a P-shaped bath, providing both bathing and showering options within one suite.

To the rear, the property enjoys a good sized garden, predominantly laid to lawn. The garden is non-overlooked, offering a good degree of privacy and making it an attractive outdoor space for entertaining, gardening or simply enjoying the surrounding coastal setting.

Overall, this bungalow combines practical single-storey living with generous outside space and multiple parking, all set within a well-regarded coastal location.

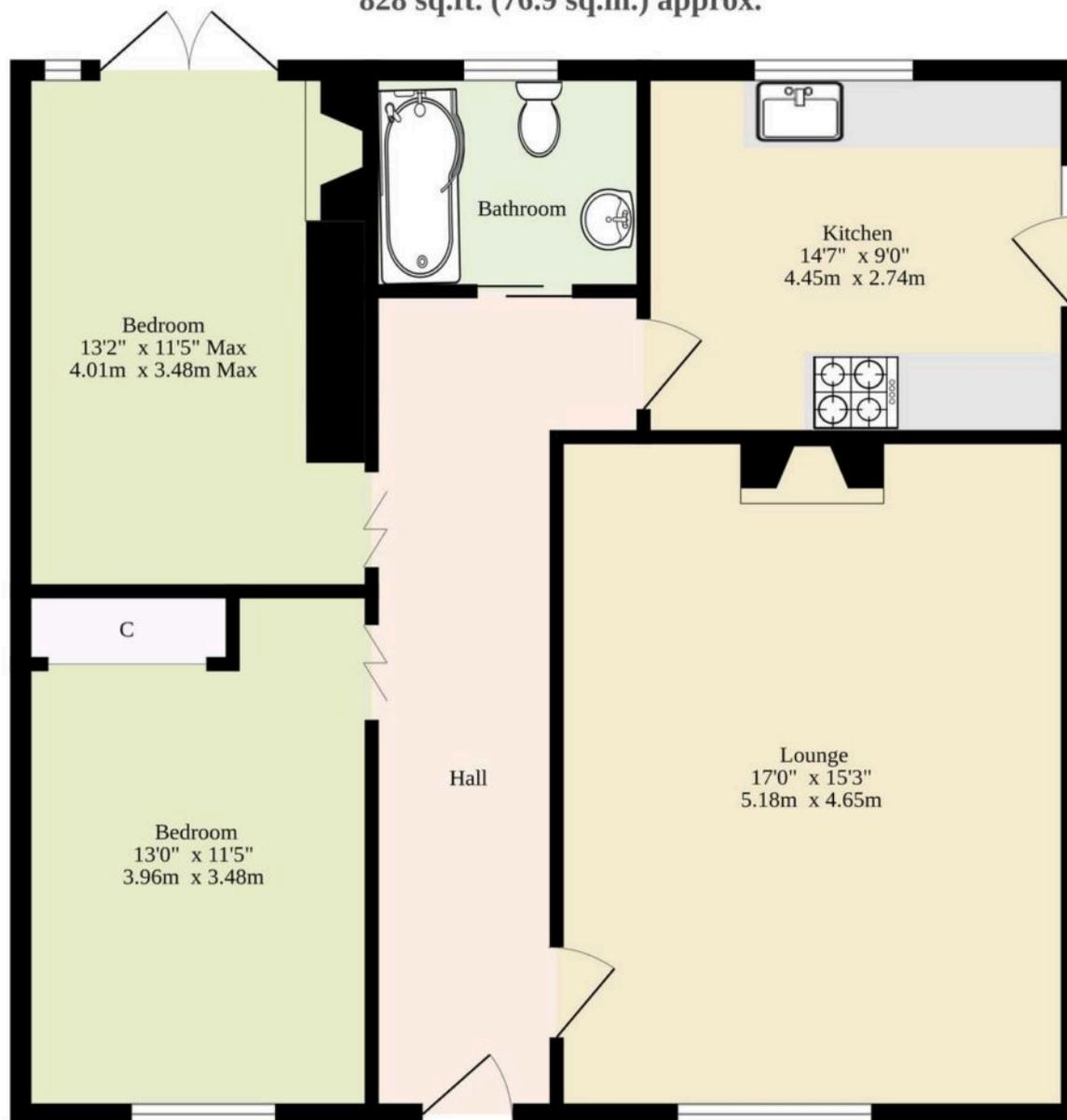
Agents Note

This property will be sold freehold.

Connected to mains water, electricity and drainage. This property cannot be fitted with a water meter. Therefore, an assessed water charge will apply instead. Buyers must satisfy themselves that they are happy with these arrangements and the associated costs prior to proceeding with a purchase.



Ground Floor
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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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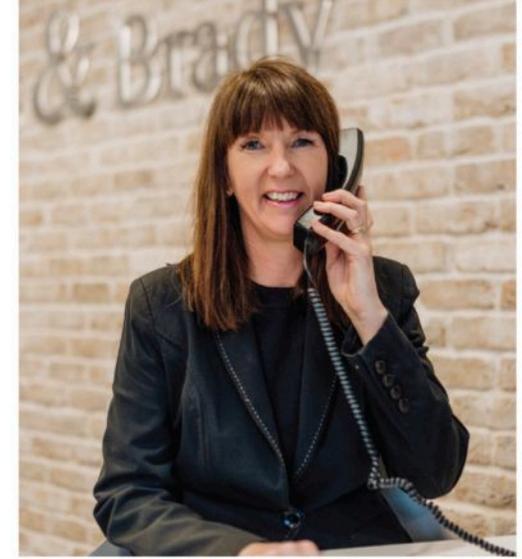
Dreaming of this home? Let's make it a *reality*



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Minors & Brady
Your home, our market



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