



Shangrila Abbots Way Bush Estate, Eccles-On-Sea

Norwich



Minors & Brady

Shangrila Abbotts Way Bush Estate

Eccles-On-Sea, Norwich

Life on the Bush Estate has a naturally relaxed pace, with quiet coastal lanes and wide sandy beaches shaping the feel of the area, and this fully renovated bungalow sits neatly within that setting, offered chain free and ready to enjoy straight away. Just moments from the shoreline and previously run as a successful holiday let, it offers flexibility for personal use or continued income, featuring an open-plan living space with bi-fold doors to the garden and a wood-burning stove for the cooler months. The kitchen is finished with modern cabinetry, quality worksurfaces and integrated appliances, while two double bedrooms with built-in wardrobes and a smart shower room provide comfortable accommodation. Outside, the wrap-around garden is designed for low-maintenance living, with lawn, shingle and patio areas, a timber storage shed and gated driveway access, creating a straightforward and well-presented coastal home in a calm, established location close to the Norfolk coast.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Electric heating system.



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Eccles-On-Sea, Norwich

- Offered chain free
- Fully renovated non-standard construction bungalow positioned on Bush Estate, in the coastal village of Eccles-On-Sea
- Successful holiday let moments away from the scenic coastline, with the opportunity to generate an income or as a second home for those who enjoy being close to the beach
- Available fully furnished under negotiation, ready to move into straight away!
- Open-plan kitchen/dining/living room that creates an effortless flow for everyday living and hosting, with bi-fold doors that open out to the garden
- Contemporary wood burning stove creating a focal point in the living area, creating a cosy, homely environment during the colder months
- Kitchen equipped with modern cabinetry, quality worksurfaces and a full-range of integrated appliances
- Two double bedrooms, both benefiting from built-in wardrobes
- Shower room comprising of a modern three-piece suite, including a shower cubicle, a hand wash basin and a toilet
- A wrap-around garden featuring a low-maintenance shingle area, a patio for seating, a laid to lawn and a timber storage shed, with gated access to the driveway



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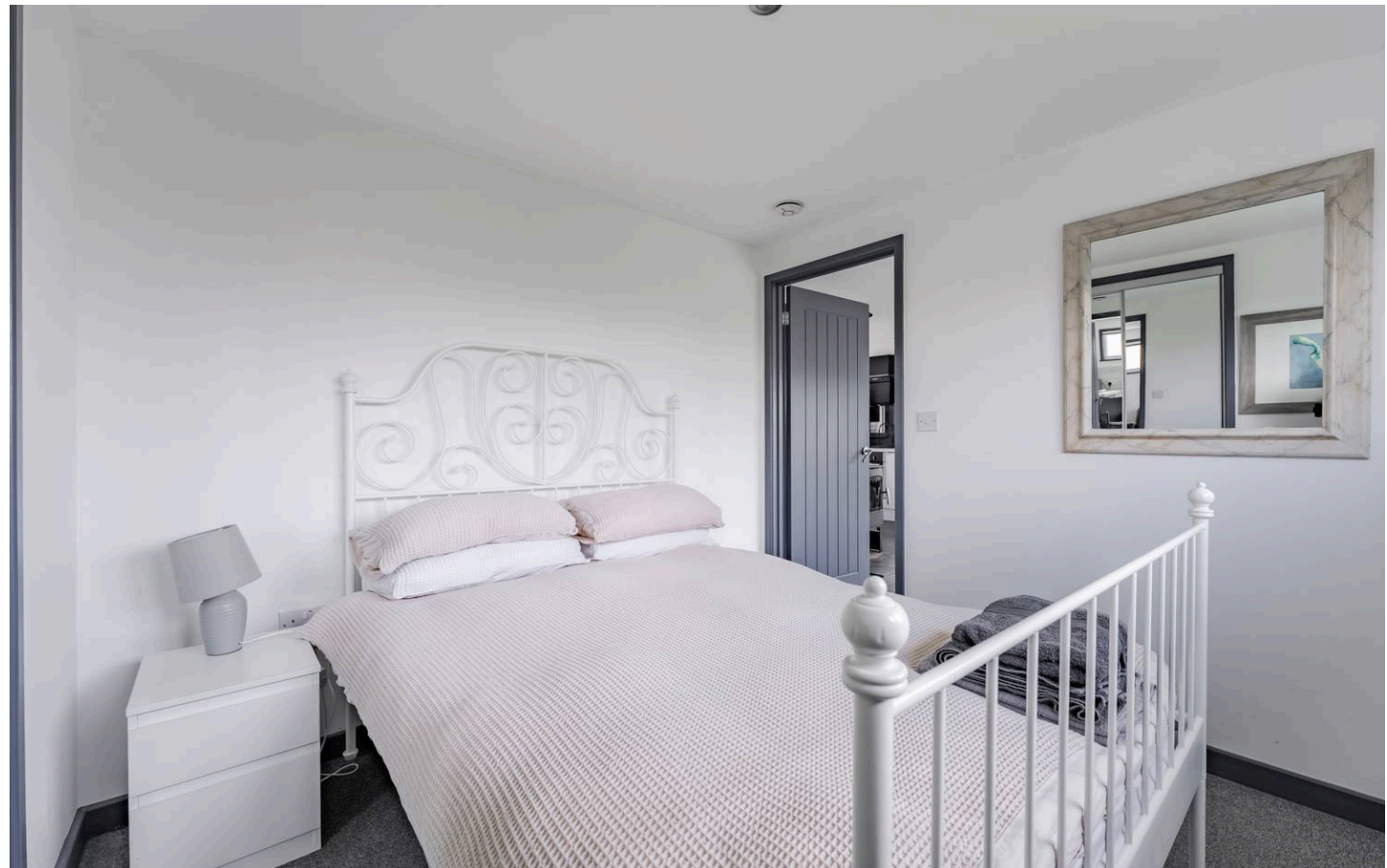
Eccles-On-Sea

Abbotts Way sits within the quiet Bush Estate in Eccles-on-Sea, a small coastal community where homes lie just behind the dunes and the beach is only a few minutes' walk along sandy paths. The setting feels peaceful and low-key, with daily life often shaped by the coastline, wide, open beaches, coastal walks, and quiet lanes suited to cycling or running.

Although Eccles-on-Sea itself has no shops, everyday essentials are close by. Lessingham, about a mile and a half away, offers basic amenities, while Stalham, roughly four to five miles inland, provides the nearest supermarkets, healthcare, and a broader range of services. Stalham is also where you'll find the closest larger food stores (such as Tesco and Co-op), making it the main hub for weekly shopping.

For schools, families typically look towards Stalham, which has both primary and secondary options within a short drive. Bus routes run through nearby villages including Lessingham and Stalham, offering links towards larger towns, while the nearest train stations are at Worstead and North Walsham, each around nine to ten miles away.

Nearby attractions include the beaches at Happisburgh and Sea Palling, both only a couple of miles away, offering cafés and seasonal facilities. The wider North Norfolk coast and the Norfolk Broads are also within easy reach, adding opportunities for boating, wildlife watching, and exploring quiet rural landscapes.



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Offered chain free, this fully renovated bungalow is positioned on the well-regarded Bush Estate in Eccles-on-Sea, a peaceful coastal setting known for its expansive beaches and relaxed atmosphere. Currently operated as a successful holiday let, it offers clear potential for continued income or as a ready-to-enjoy second home close to the shoreline. The property can be made available fully furnished by separate negotiation, allowing for immediate use.

The interior has been thoughtfully arranged around an open-plan kitchen, dining and living space that delivers an easy flow for everyday life and hosting. Bi-fold doors open directly onto the garden, creating a seamless connection with the outdoors during the warmer months. A contemporary wood-burning stove forms an attractive focal point, adding warmth and character throughout the cooler seasons.

The kitchen features modern cabinetry, quality worksurfaces and a full suite of integrated appliances, offering a clean and practical finish. Two double bedrooms, each with built-in wardrobes, provide comfortable accommodation, while the shower room presents a modern three-piece suite.

Outside, the wrap-around garden has been designed with low-maintenance living in mind, featuring areas of shingle, lawn and a patio ideal for outdoor dining. A timber storage shed provides useful space for beach equipment or bicycles, and gated access leads to the driveway.

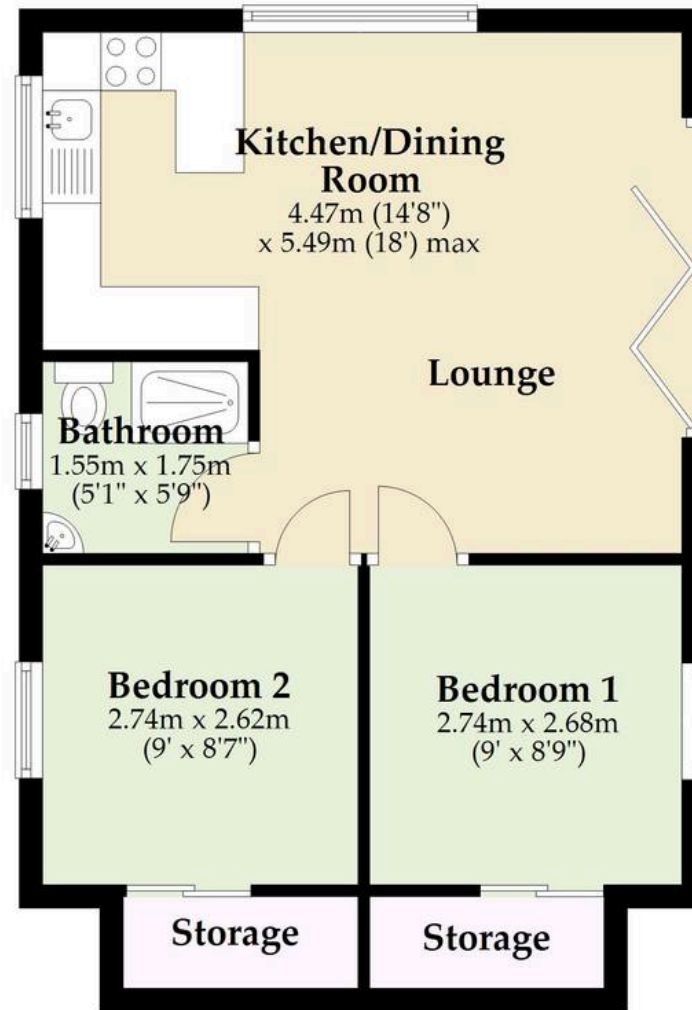
A well-presented coastal home in a quiet and established location, offering flexibility as a permanent residence, holiday base or proven rental opportunity close to the Norfolk coast.



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Ground Floor

Approx. 43.3 sq. metres (466.5 sq. feet)



Total area: approx. 43.3 sq. metres (466.5 sq. feet)

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.

Plan produced using PlanUp.

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