



53 Beckmeadow Way, Mundesley

Norwich



Minors & Brady

53 Beckmeadow Way

This charming mid-terrace brick and flint cottage sits in the heart of Mundesley, just a short walk from the beach and local shops. Well-presented and offered with no onward chain, it suits both full-time living and holiday letting. Character features including an original fireplace and latch doors add warmth to the cosy lounge, while the rear kitchen/dining room provides a practical everyday space with access to a utility area and ground floor bathroom. Upstairs offers two comfortable double bedrooms. Outside, the enclosed rear garden with decking is private and easy to maintain. With gas central heating and a successful history as a holiday let, it's a versatile and appealing coastal home.

- Attractive mid-terrace brick and flint cottage with traditional character
- Located in the popular coastal village of Mundesley, close to everyday amenities
- Within easy walking distance of the beach, village centre and local shops
- Offered for sale with no onward chain, allowing for a straightforward purchase
- Cosy front lounge featuring an original fireplace and charming period details
- Well-arranged kitchen/dining room with Belfast sink and space for appliances
- Separate utility area with plumbing for a washing machine and garden access
- Ground floor bathroom fitted with bath, shower attachment, basin and WC
- Two well-proportioned double bedrooms with space for standard furnishings
- Enclosed rear garden with a decked seating area, designed for low maintenance





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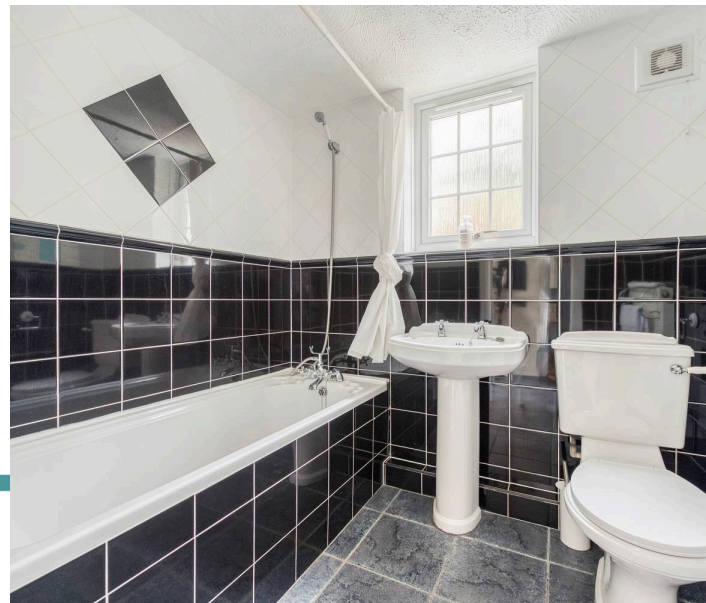
The Location

Located in the sought-after coastal village of Mundesley, Beckmeadow Way enjoys a peaceful residential setting within walking distance of the beach. This established area is popular with both full-time residents and those seeking a second home by the sea, offering a quieter lifestyle compared to larger nearby towns. Mundesley itself has a range of everyday amenities, including a convenience store, independent shops, cafés, a fish and chip shop, a medical centre, and a primary school, covering most day-to-day needs without having to travel far.

The village is particularly known for its wide sandy beach, which is backed by colourful beach huts and accessed via sloping paths and steps. The coastline here is part of the Norfolk Coast Area of Outstanding Natural Beauty, with cliff-top walks offering open sea views and routes towards neighbouring villages. Seasonal changes can affect access to some paths due to coastal erosion, which is a known feature of this stretch of coastline.

Transport links are mainly road-based. The nearby market town of North Walsham is around a 10-minute drive and provides larger supermarkets, additional schooling, and a railway station with services to Norwich. Cromer, approximately 20 minutes away by car, offers a wider selection of shops, restaurants, and leisure facilities, as well as a hospital and train connections. Norwich, the nearest city, is roughly 45 minutes by car depending on traffic and provides extensive retail, dining, and cultural options, along with mainline rail services and an international airport.

Public transport from Mundesley is available but relatively limited, with bus services connecting to surrounding towns; frequencies may vary, particularly outside peak seasons. As with many coastal villages, the area can be busier during holiday periods and quieter in the off-season.



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Set within the coastal village of Mundesley, this mid-terrace brick and flint cottage is just a short walk from the beach and local shops. It's a straightforward, well-kept home that would suit either a permanent move or a holiday let, offered with no onward chain.

The front door opens into a cosy lounge with a front-facing window and an original fireplace, adding to the cottage's character. Details such as latch doors and coving further enhance the traditional feel of the home.

To the rear, the kitchen/dining room has a practical layout with space for appliances and a small dining area, along with stairs to the first floor and access to an understairs cupboard. The kitchen itself features a varied, coloured tiled backsplash, a Belfast sink and a blend of neutral tones with subtle gold accents, all set against cottage-style pamment-effect flooring.

From here, there's a separate utility area with plumbing for a washing machine and a door leading out to the garden. The bathroom is also on the ground floor and includes a bath with shower attachment, basin and WC.

Upstairs are two double bedrooms, one to the front and one to the rear, both with space for standard bedroom furniture. There's also access to the loft and a cupboard housing the boiler.



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Outside, the property has an enclosed rear garden with a decked seating area, offering a private outdoor space that's easy to maintain.

The property benefits from gas central heating and is within easy reach of the village centre, transport links and the coastline. Previously run as a holiday let with council tax exemptions, it demonstrates potential in this regard, thanks to its proximity to the coast, while also making a comfortable and characterful main home.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Properties located in coastal villages may be subject to coastal erosion, flooding, and changing environmental conditions.

Any prospective purchaser must be aware of these risks and is strongly advised to carry out their own due diligence and independent surveys before proceeding with a purchase.

The property is subject to a pedestrian right of way benefiting neighbouring properties to the west, as indicated on the title plan. Prospective buyers should satisfy themselves with the details of any rights of way prior to purchase, as such arrangements are common with terraced properties.



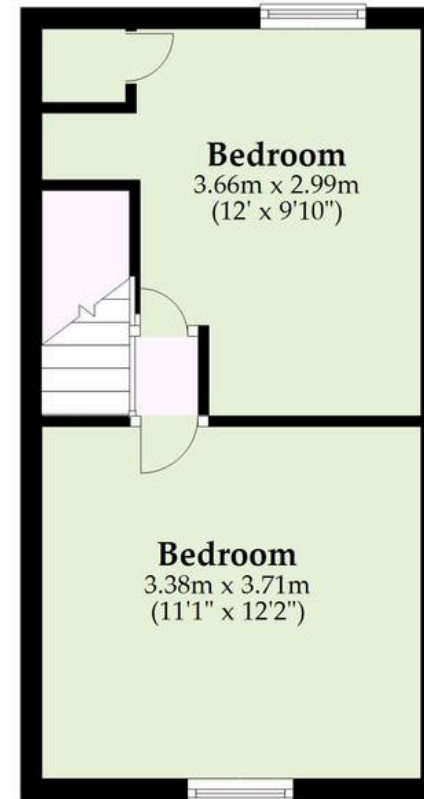
Ground Floor

Approx. 30.6 sq. metres (329.5 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.2 sq. feet)



Total area: approx. 56.0 sq. metres (602.7 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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