



2 Ambleside Abbotts Way Bush Estate, Eccles-On-Sea

Minors & Brady



2 Ambleside Abbots Way Bush Estate

Eccles-On-Sea, Norwich

Coastal living, generous gardens and beachside walks await with this spacious home moments from the shoreline. Situated within walking distance of the beach, the property offers flexible accommodation that is equally suited to permanent residence or a relaxing seaside retreat. A bright and spacious lounge, complete with a multi-fuel burner, provides a welcoming hub for everyday living and entertaining. Two double bedrooms and well-proportioned living spaces create a comfortable and versatile layout throughout. Outside, a substantial garden plot and private driveway enhance the appeal, offering plenty of outdoor space alongside convenient off-road parking.

- Walking distance to Eccles-on-Sea beach and coastal paths
- Spacious coastal home ideal as a permanent residence or holiday retreat
- Generous lounge with a charming multi-fuel burner
- Two well-proportioned double bedrooms
- Bright and airy accommodation throughout
- Practical kitchen with ample storage and workspace
- Substantial garden plot offering excellent outdoor space
- Private driveway providing convenient off-road parking
- Peaceful Bush Estate setting surrounded by countryside and dunes
- Easy access to Sea Palling, Stalham, North Walsham and the A149 coastal route





2 Ambleside Abbots Way Bush Estate

Eccles-On-Sea, Norwich

The Location

Situated within the Bush Estate area of Eccles-on-Sea, this peaceful coastal setting enjoys a wonderful position just inland from the dunes and shoreline, allowing the beach to become part of everyday life. The village is quiet and predominantly residential, with low-density housing blending seamlessly with surrounding green spaces, open countryside and a network of scenic walking routes.

For local shopping and daily essentials, Eccles-on-Sea offers a small convenience store and a handful of amenities, while the nearby villages of Sea Palling and Lessingham provide a wider range of facilities including shops, a post office and traditional village pubs. For more extensive services, supermarkets and leisure facilities, the market towns of Stalham and North Walsham are both within a short drive.

Transport connections are primarily road-based, with easy access to the A149 coastal route providing links to neighbouring seaside destinations and Norwich further inland. Bus services operate throughout the area, connecting nearby villages and towns, while rail services can be accessed from North Walsham and Worstead, both situated within convenient reach.





2 Ambleside Abbots Way Bush Estate

Eccles-On-Sea, Norwich

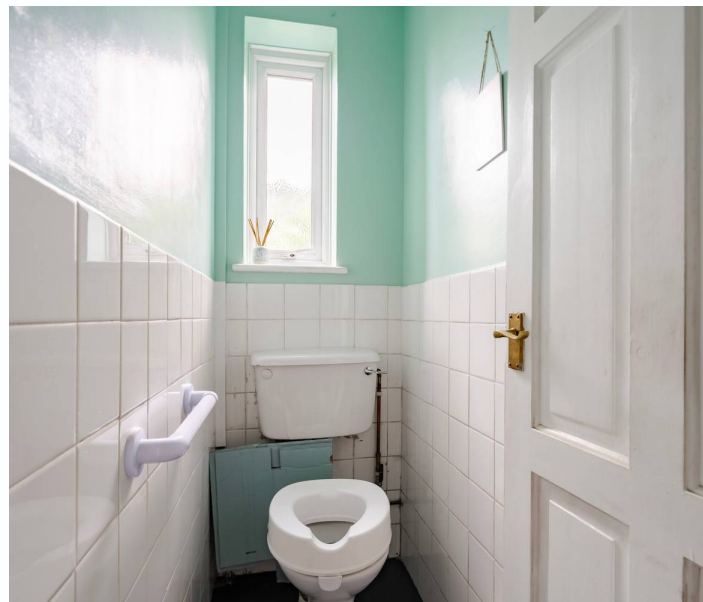
Bush Estate, Eccles-On-Sea

Positioned within walking distance of the beach, this coastal home offers spacious and versatile accommodation in a highly desirable seaside setting. Whether as a permanent residence or a coastal getaway, the property provides comfortable living space and plenty of room to enjoy a relaxed lifestyle by the sea.

The accommodation is centred around a spacious lounge, where a multi-fuel burner creates a warm and inviting focal point, ideal for cosy evenings throughout the year. Filled with natural light, this welcoming reception space offers plenty of room for both relaxation and entertaining.

Elsewhere, the property benefits from a practical layout designed for comfortable day-to-day living. The kitchen provides a functional and well-proportioned space, complementing the generous accommodation found throughout the home.

There are two well-proportioned double bedrooms, both offering comfortable and versatile accommodation for family members and guests. The generous room sizes throughout further enhance the sense of space and flexibility on offer.



M&B



2 Ambleside Abbots Way Bush Estate

Eccles-On-Sea, Norwich

Outside, the property occupies a substantial plot with a large garden that provides excellent outdoor space for relaxing, entertaining or enjoying the peaceful surroundings. A private driveway offers convenient off-road parking, adding further practicality to this appealing coastal property.

Agent's Note

This property will be sold freehold and is connected to mains water, electricity and drainage.

There is a voluntary contribution towards the maintenance of the private road; however, this payment is not compulsory.

Coastal Erosion Disclaimer: Prospective purchasers should be aware that the property is located within a coastal area where erosion may occur over time. Buyers are advised to make their own enquiries and seek independent advice regarding any matters relating to coastal erosion and its potential future impact on the locality.



M&B

Ground Floor

Approx. 632.6 sq. feet



Total area: approx. 632.6 sq. feet

M&B

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.

Dreaming of this home?
Let's make it a *reality*.



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk