



5 Ostend Place, Walcott

Minors & Brady



5 Ostend Place

Walcott, Norwich

Wake up to sea views and the sound of the waves just moments from your doorstep. This detached two-bedroom bungalow enjoys an enviable coastal position in the popular village of Walcott, with the beach only a few steps away and views towards the sea from the rear. Well-maintained throughout, the property benefits from a spacious lounge with a wood-burning stove, a conservatory, utility area and ample off-road parking. Recent improvements include a replacement roof, updated windows, new flooring and an upgraded heating system, creating a home ready to enjoy immediately. Currently operating as a successful holiday let with strong future bookings and potential to be purchased fully furnished, this versatile property is equally suited as a permanent residence, seaside retreat or investment opportunity.

- Detached two-bedroom bungalow in an exceptional coastal position just steps from Walcott Beach
- Enjoying sea views from the rear aspect, creating a wonderful backdrop to everyday living
- Spacious and light-filled lounge featuring a characterful wood-burning stove
- Front and rear gardens offering space for outdoor relaxation, entertaining and low-maintenance enjoyment
- Ample off-road parking, ideal for homeowners, guests and holiday visitors alike
- Recently improved with a replacement roof, updated windows, new flooring and an upgraded heating system
- Established and successful holiday let with approximately 70% of 2027 bookings already secured, with the option to purchase fully furnished subject to agreement



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The Location

Just steps from the sandy shoreline of Walcott Beach, this home enjoys a truly enviable coastal position where the sea is quite literally on your doorstep. Whether it's an early morning stroll along the sand, an afternoon spent watching the waves or taking in spectacular sunsets over the North Sea, the beach forms an integral part of everyday life here.

The surrounding coastline is renowned for its natural beauty and charming seaside communities. Nearby Mundesley offers a traditional promenade, independent cafés and a popular golf course, while Happisburgh is home to Norfolk's iconic lighthouse and a wealth of scenic coastal walks. The wider area provides an excellent choice of beaches, coastal pubs and local attractions, all within easy reach.

Walcott itself is a welcoming village with a strong sense of community. Local amenities include a village shop, village hall and popular eateries, while the beachfront setting creates a relaxed and distinctive coastal atmosphere that appeals to both permanent residents and holiday homeowners alike.

For a more extensive range of facilities, the market town of North Walsham is only a short drive away, providing supermarkets, independent retailers, healthcare services, schools and rail links to Norwich and beyond. Combining immediate access to the beach with convenient everyday amenities, Walcott offers an exceptional lifestyle opportunity on the Norfolk coast.





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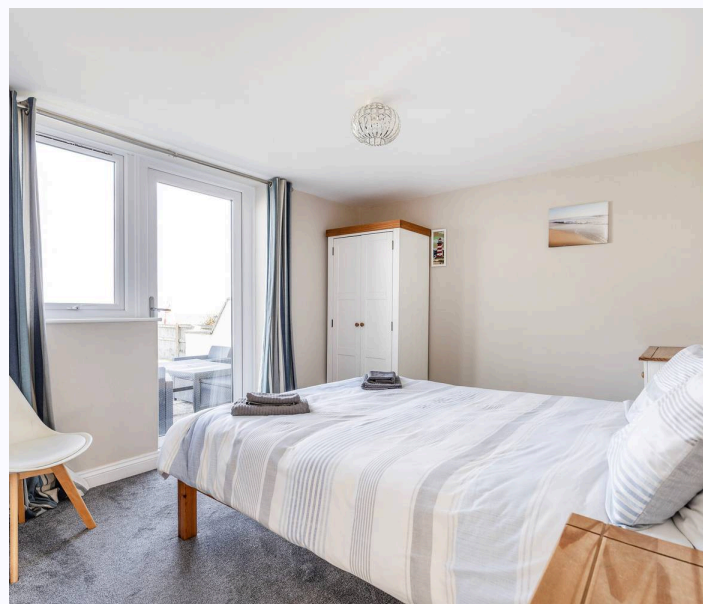
Ostend Place, Walcott

Perfectly positioned just moments from the shoreline, this detached two-bedroom bungalow presents an exciting opportunity to acquire a well-maintained coastal home in the sought-after village of Walcott. Enjoying sea views from the rear and a location where the beach is quite literally only steps away, the property is ideally suited as a permanent residence, holiday retreat or investment purchase.

The accommodation is arranged across a single level and offers a practical and comfortable layout. At the heart of the home is a generous lounge, benefiting from excellent natural light and centred around a wood-burning stove, creating a warm and welcoming focal point throughout the year. Positioned to take advantage of the property's enviable coastal setting, this space provides an ideal environment for relaxing, entertaining and making the most of the seaside surroundings.

The kitchen is conveniently positioned and offers ample workspace and storage for everyday living. A useful utility and laundry area adds further practicality, helping to keep household tasks separate from the main accommodation while providing additional storage and functionality.

The bungalow offers two well-proportioned double bedrooms, each providing comfortable and versatile accommodation suitable for a variety of requirements, whether for homeowners, guests or those seeking occasional home-working space. A family bathroom serves the property, while additional storage is available via a useful cupboard area.



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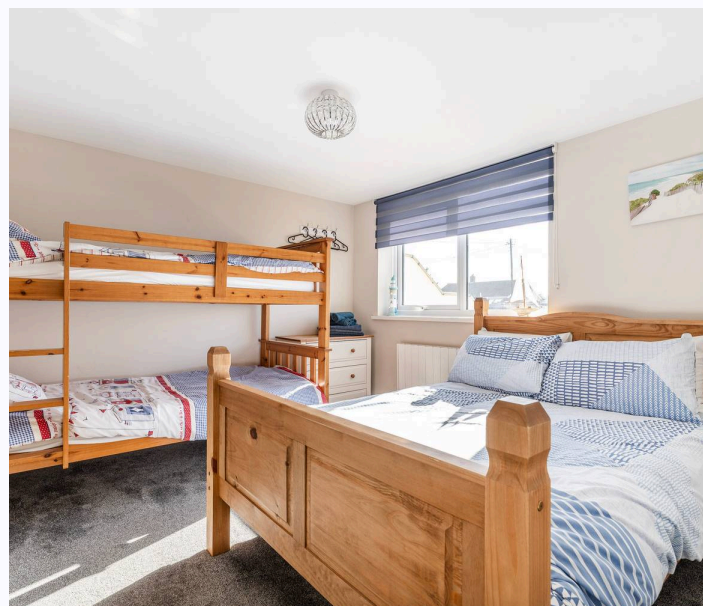
Walcott, Norwich

To the rear, the conservatory provides valuable additional living space and enjoys a pleasant outlook towards the coast. Bright and versatile, this room offers the perfect setting for dining, reading or simply relaxing while enjoying the changing views and natural light throughout the day.

Outside, the property benefits from front and rear gardens which offer space for outdoor seating, entertaining and gardening. The rear aspect is particularly appealing, taking advantage of the property's coastal position with sea views beyond. Ample off-road parking provides excellent convenience for residents and visitors alike, enhancing the property's appeal as both a permanent home and holiday retreat.

The current owners have undertaken a number of significant improvements in recent years, including a replacement roof, updated windows, new flooring and an upgraded heating system. These enhancements improve comfort, efficiency and ease of maintenance, allowing the next owner to move straight in and enjoy the property from day one.

Currently operating as a successful holiday let, the property offers an attractive opportunity for buyers seeking an established coastal investment. The bungalow can be made available fully furnished, subject to agreement, creating the potential for a turnkey purchase. The vendor has advised that approximately 70% of bookings for 2027 are already secured, highlighting the property's popularity as a holiday destination and its proven letting potential.



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With the beach only moments away, sea views, generous parking, modern improvements and established holiday-letting credentials, this detached bungalow represents a rare opportunity to enjoy an exceptional lifestyle on the Norfolk coast. Whether purchased as a main residence, second home or investment property, it offers the perfect blend of seaside charm, practicality and flexibility.

Agent's Note

This property will be sold freehold and is connected to mains water, electricity and drainage. Heating is provided via electric heating and a wood-burning stove.

The property is currently operated as a holiday let, and the vendor has advised that it may be available fully furnished by separate negotiation. Any existing bookings, future income projections or holiday letting arrangements are subject to separate agreement and verification by any prospective purchaser.

Due to the property's coastal location, buyers should make their own enquiries regarding matters relating to the coastline, including but not limited to coastal erosion, shoreline management policies, flood risk and any associated environmental factors.

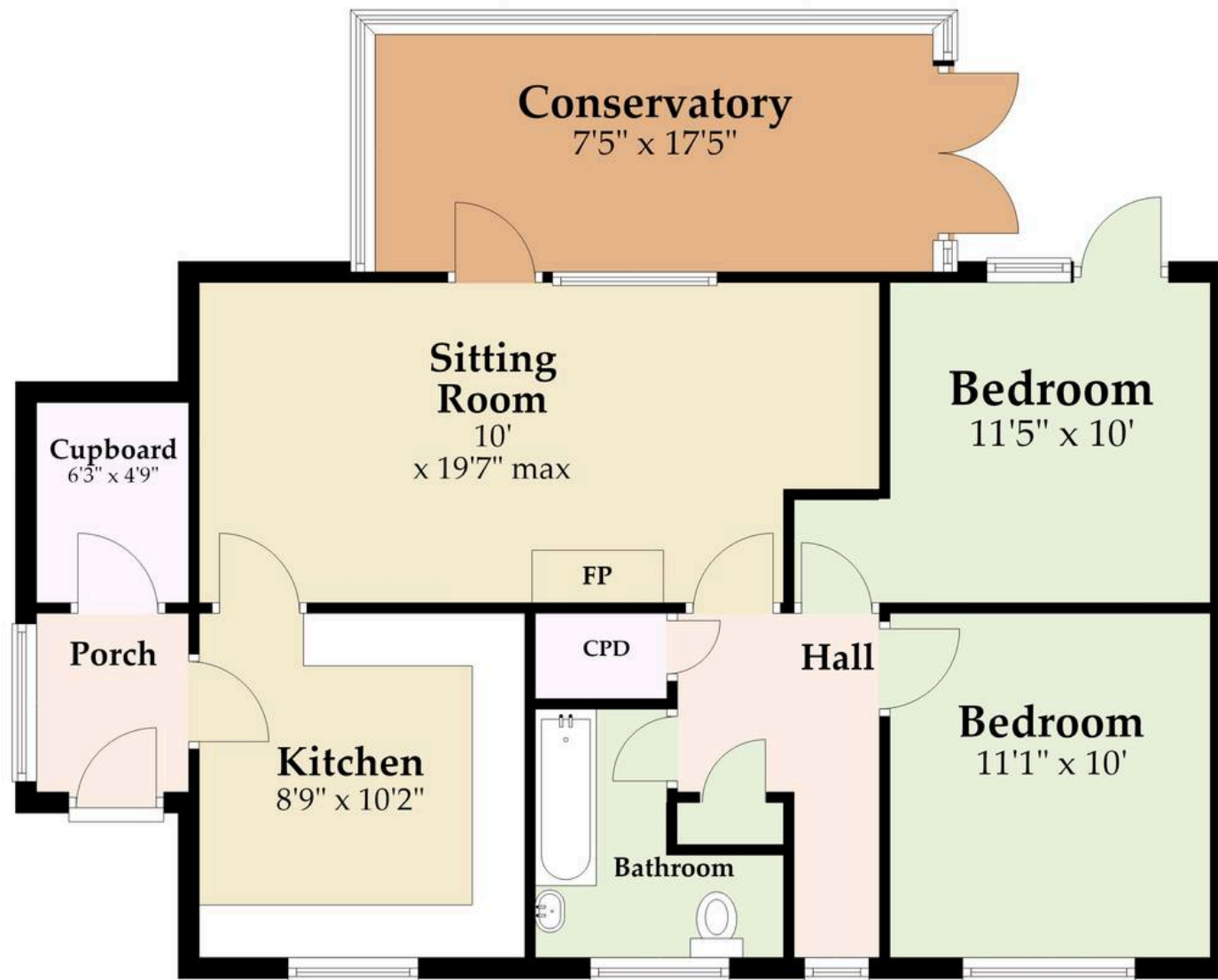
Interested parties are advised to satisfy themselves on these matters through their own investigations prior to exchange of contracts.



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Ground Floor

Approx. 889.0 sq. feet



Total area: approx. 889.0 sq. feet

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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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