



**4 The Coach House, 44 Cromer Road,
Mundesley, Norfolk, NR11 8DB**

- Freehold Property with First Floor Flat
- Wonderful Sea Views to Rear
- Currently Let generating £6,180 pa
- One Bedroom Accommodation

Guide Price £110,000

EPC Rating 'E 49'





Property Description

A well presented freehold first floor flat within an old coach house, the property enjoys wonderful sea views to the rear and vaulted ceilings in every room.

Currently let generating £6,180 per annum (£515 per calendar month), the accommodation is arranged to provide one double bedroom, a fitted kitchen, lounge (with sea views) and a modern bathroom with white suite.

Further benefits include electric night storage heating, double glazing, a recently replaced front door and off road parking.

Agent's Note: Although the freehold of the building is being offered for sale, we understand the ground floor flat beneath No.4 is not owned by our Vendors and as such is not included.



Location

The village of Mundesley is located on an attractive part of the North Norfolk coastline. The village offers a range of local amenities including shops, doctors surgery, village school, public houses, church and a nine hole golf course. Mundesley also has a sandy beach and stands on a particularly attractive part of the North Norfolk coastline.

More extensive facilities are available within North Walsham including schools and train services to Norwich which is just over twenty miles to the south of Mundesley. The region is accessible by road and rail with the A11/M11 to London and main line rail connection to London/Liverpool Street Station taking approximately 100 minutes from Norwich Station. The rapidly expanding Norwich Airport offers domestic and European flights.

The North Norfolk coastline, much of which is classified as an area of outstanding natural beauty includes bird sanctuaries, beaches and sailing.

Accommodation

Storm porch and front entrance door opening to:

GROUND FLOOR LOBBY

Staircase to first floor.

HALLWAY

Window to front, doors to all rooms, electric night storage heater, vaulted ceiling with exposed truss, built-in airing cupboard housing hot water tank.

KITCHEN

11' 5" x 6' 6" (3.48m x 1.98m).

Fitted base units and matching wall cupboards, roll top work surfaces with tiled splash backs, inset single drainer stainless steel sink unit with mixer tap, space for cooker with extractor hood over, space and plumbing for automatic washing machine, space for fridge and freezer, windows to front, vaulted ceiling with exposed truss.

LIVING ROOM

17' 2" x 8' 7" max (5.23m x 2.62m max).

Window to side with sea views, vaulted ceiling with exposed beams, electric night storage heater.

BEDROOM

12' 2" x 10' 5" (3.71m x 3.18m).

Two windows to rear, vaulted ceiling with exposed truss, electric heater, TV aerial point.



BATHROOM

7' x 6' 4" (2.13m x 1.93m) plus door recess. Matching white suite comprising close coupled WC, pedestal wash hand basin and panelled bath with shower mixer tap, tiled surround and fitted screen, window to rear, heated towel rail, tiled floor, vaulted ceiling.

Outside

The property has an allocated off-road parking space to the rear.



Referrals

Acorn Properties are pleased to recommend a variety of local businesses to our customers.

In most instances, these recommendations are made with no financial benefit to Acorn Properties.

However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acorn Properties may receive a 'referral fee' from these local businesses.

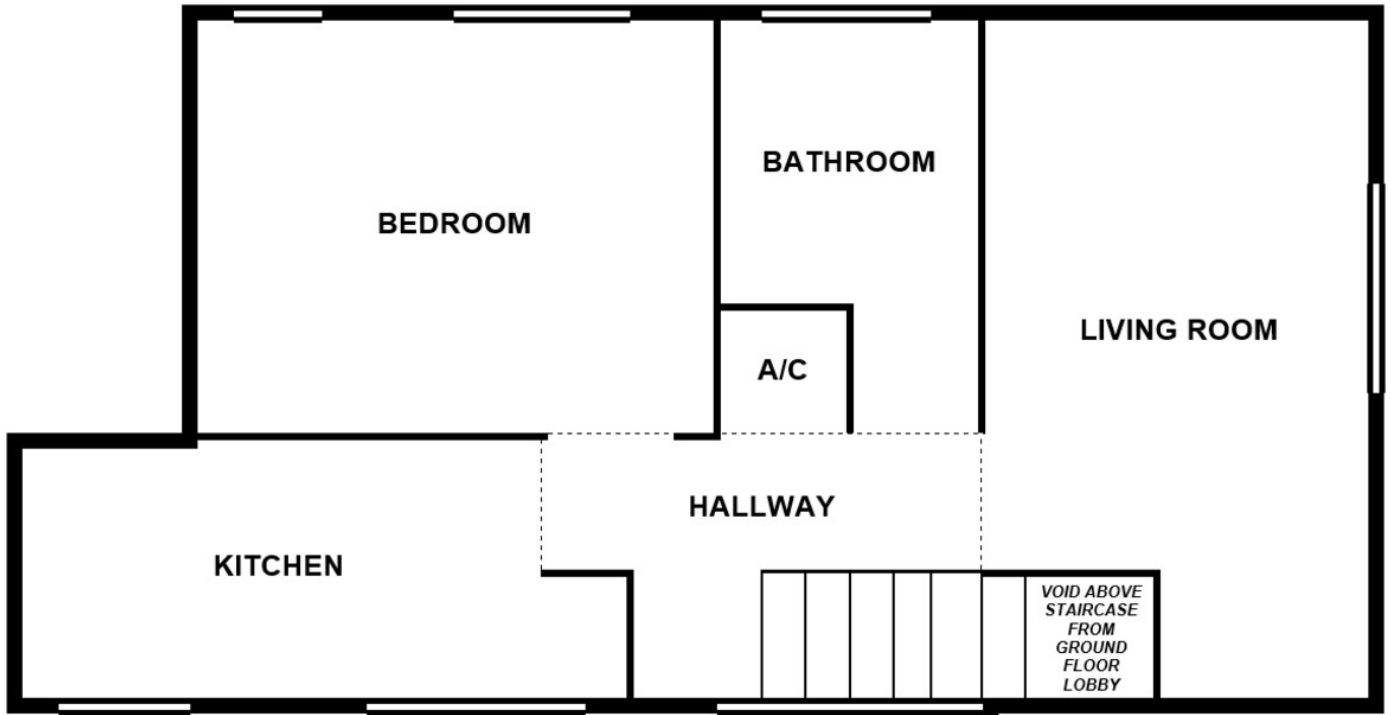
If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships we have with these firms can be beneficial to all parties.

For each successful Financial Services referral Acorn Properties will receive an introducer's fee which is between 25 – 30% of the net initial commission/broker fee received by the advisor. There is no obligation for our clients to use our recommended mortgage services.

For each successful Surveyors referral Acorn Properties will receive a fee of between £30 and £100. There is no obligation for our clients to use our recommended Surveyors.



Floor Plan (Not to scale and intended as an approximate guide to room layout only)



FIRST FLOOR

Viewings

By arrangement with the agents, Acorn Properties

Services

Mains electricity, water and drainage

Tenure

Freehold

Possession

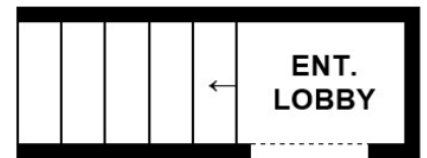
Vacant possession on completion

Council Tax Band

Band A

Directions

From North Walsham take the B1152 to Mundesley. On reaching the village turn left and immediately right into the High Street. Continue to the 'T' junction in the village centre and turn left into Station Road. At the next 'T' junction turn left signposted Cromer and after about 300 yards you will find the property is on the right hand side.



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon solely and potential buyers are advised to check specific measurements as necessary.