

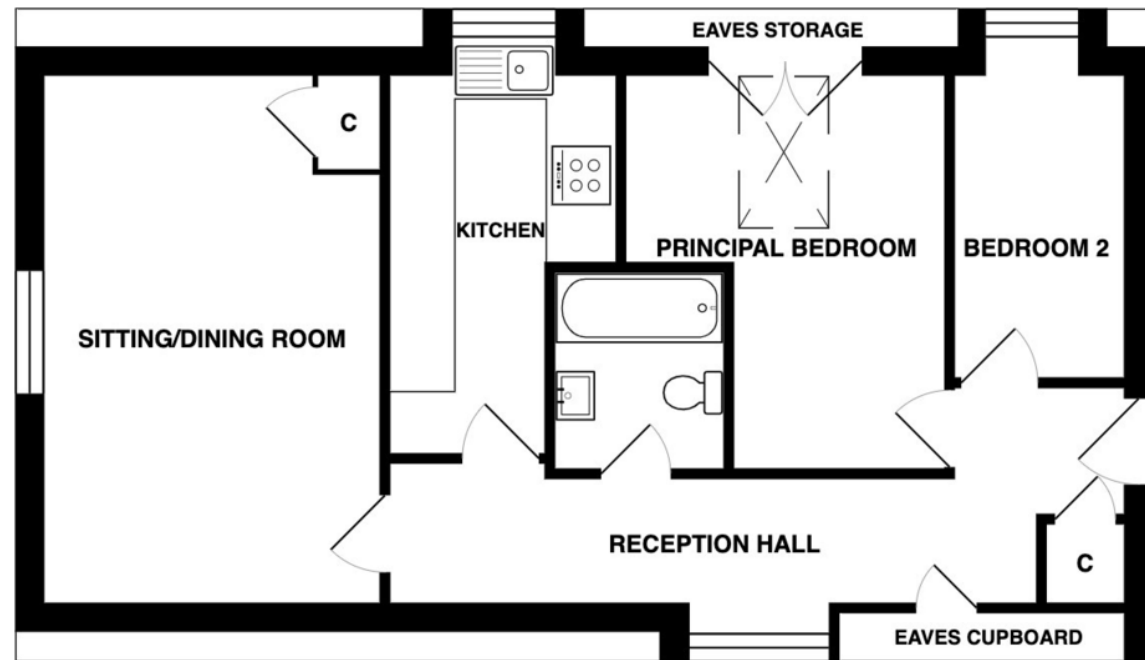
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If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these sales particulars, please contact us before viewing and we will do our best to answer any questions you may have.

Directions

From the roundabout at the centre of Sheringham take the first exit and proceed along the A149 Coast Road towards Cromer. Upon reaching West Runton passing the Church on your left, turn left into the Village Inn car park and Runton house will be seen directly in front of you. There is visitor parking within the grounds of Runton House.

Floor Plan



Total Area: 58.8 m² ... 633 ft²
All measurements are approximate and for display purposes only

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home for sale

8 Runton House, West Runton, Cromer, NR27 9QT

Guide Price

£180,000

Share of Freehold

A well presented second floor apartment with views of the sea and local church ideal as a permanent or second home in the heart this sought after coastal village.

- Views To The Sea • Sitting/Dining Room • Kitchen • 2 Bedrooms
- Contemporary Bathroom • Gas Central Heating • Double Glazing
- Parking • Walk to the Beach • NO ONWARD CHAIN • (Ref: NEE23933)

Viewing strictly by
prior arrangement
with the agents

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Location

West Runton is a charming village situated on the North Norfolk coast, between the National Trust woodland of Beeston, West Runton Heath and the sea. The village straddles the A149 North Norfolk Coast Road 2.5 miles west of Cromer and 1.5 miles east of Sheringham. The village has good public transport with frequent bus and rail services (The Bittern Line) to Norwich, Cromer and Sheringham. There are several shops in the village to include a post office/village store, furniture upholsterer, camping shop and garage. Places to eat include the Links Hotel, Corner House Tea Rooms and The Village Inn. There is a fantastic blue flag beach designated as a site of special scientific interest and home to the largest chalk reef in Europe popular with divers and beach combers alike.

Description

Situated on the top floor of Runton House in the heart of this highly sought after coastal village, this well presented bright and airy apartment has attractive views over roof tops to the sea and to the local church. There are two bedrooms sharing a contemporary bathroom re-fitted by the current owners plus a good size sitting/dining room and a kitchen offering scope to up-date.

This property would make an ideal permanent or second home and also has the added benefit of a long lease, share of the freehold and no onward chain.

Early viewing is recommended by the sole selling agents.

Communal Entrance Hall

carpeted staircase to all floors, entrance door to:

Reception Hall

23' 11" x 4' 1" (7.29m x 1.24m) (Rear Aspect) Built-in storage cupboard, eaves cupboard, telephone point, double radiator, wall-mounted ideal gas-fired boiler, which serves the central heating and domestic hot water, pleasant views over rooftops to Overstrand Church, carpet.

Sitting/Dining Room

17' 2" x 10' 11" (5.23m x 3.33m) (Side Aspect) Built-in storage cupboard, TV point, double radiator, dado rail, carpet, view to the sea over rooftops.

Kitchen

12' 0" x 7' 5" (3.66m x 2.26m) (Front Aspect) Single drainer stainless steel sink unit with cupboards and drawer under, further base cupboard and drawer units with tiled work surfaces over, inset four ring gas hob and built under electric oven, space and plumbing for automatic washing machine, space for tumble dryer, radiator, space for upright fridge freezer, matching wall cupboard, pine shelves, wood effect vinyl flooring, view of the sea and open countryside over rooftops.

Principal Bedroom

12' 7" x 10' 4" (3.84m x 3.15m) (6' 4" minimum) (Rear Aspect) Eaves storage, double radiator, carpet, Velux window, view of the sea over rooftops.

Bedroom 2

9' 10" x 5' 6" (3m x 1.68m) (Rear Aspect) Double radiator, carpet, view of the sea over rooftops.

Bathroom

5' 5" x 5' 4" (1.65m x 1.63m) Attractively fitted with a white contemporary suite comprising of panelled bath with mixer tap, pop-up waste, independent shower over and shower screen, pedestal handbasin with mixer tap and low-level WC, chrome heated towel radiator, extensively tiled walls, wood effect vinyl flooring.

Outside

There are communal gardens and two parking spaces for this property. On the second floor communal landing there is a further eaves storage cupboard and a further large storage cupboard shared with the neighbouring property.

Services

All mains services are available.

Local Authority/Council Tax

North Norfolk District Council, Holt Road, Cromer NR27 9EN
Telephone: 01263513811
Tax Band - Currently Band A.

EPC Rating

Currently Band C. A copy of the full EPC is available on request.

Tenure

The owners have a share of the Freehold. The property is held on a 250 year lease from 1st January 2017. The Ground Rent is Peppercorn and the Annual Service Charge £1,012.00.

Agents Note

Intending purchasers will be asked to produce original identity, documentation and proof of address before solicitors are instructed.

Leasehold Properties

Long residential leases often contain clauses which regulate the activities within individual properties for the benefit of all owners. Such regulated activities often, but not always, include keeping pets, subletting and running a business from home. If you have any specific questions about the lease of this property, please ask a member of staff.