



Nautilus Church Lane Bush Estate, Eccles-On-Sea

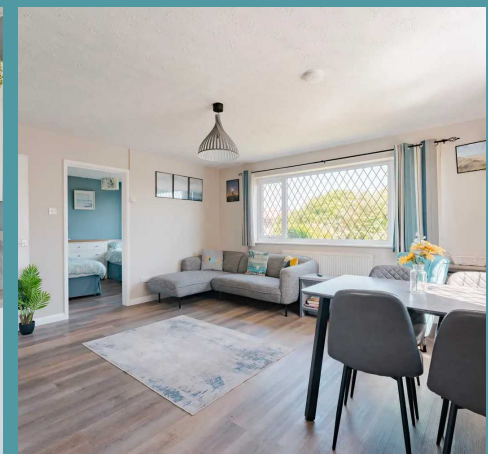
# Nautilus Church Lane Bush Estate

Eccles-On-Sea, Norwich

Situated in a prime seaside location just a stone's throw away from the sandy dunes of Sea Palling Beach, this modern 2 bedroom bungalow offers a unique opportunity to embrace coastal living at its finest. Perfectly designed for those seeking a tranquil retreat by the sea, this bungalow presents a blend of comfort and style.

## THE LOCATION

While Nautilus offers an escape for permanent coastal residents it also presents a lucrative opportunity for those seeking a holiday let. Nautilus proximity to local shops, schools and GPs makes it an attractive option for families and those seeking a permanent seaside residence. Offering easy access to vital roads granting effortless connections to Norwich and wider areas. Nestled picturesquely behind sandy dunes with the beach mere steps away. Explore nature walks and birdwatching right from your doorstep, or venture further for family fun at BeWILDerwood, Dinosaur Park, animal parks, or Banham Zoo. Great Yarmouth's traditional seaside resort awaits 20 miles away, while water sports and boat hire are just an 8-minute drive at Sea Palling. Explore National Trust estates like Blickling Hall and Felbrigg Hall, or discover nature reserves and birdwatching opportunities nearby.





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### CHURCH LANE

Upon entering, you are greeted by a dual-aspect living area that provides an abundance of space to arrange your chosen furniture and entertain guests. The well-equipped kitchen offers provisions for appliances and a comfortable space to cook your favourite meals, while a convenient side entrance porch is ideal for leaving sandy belongings before stepping inside.

The property features two double bedrooms, providing ample space for residents or holidaymakers to unwind in peace. Whether used as a holiday home, permanent residence, or as a lucrative holiday let, this versatile property caters to a variety of lifestyles.

A contemporary three-piece bathroom with a bath and overhead shower completes the interior space, offering modern convenience and functionality.





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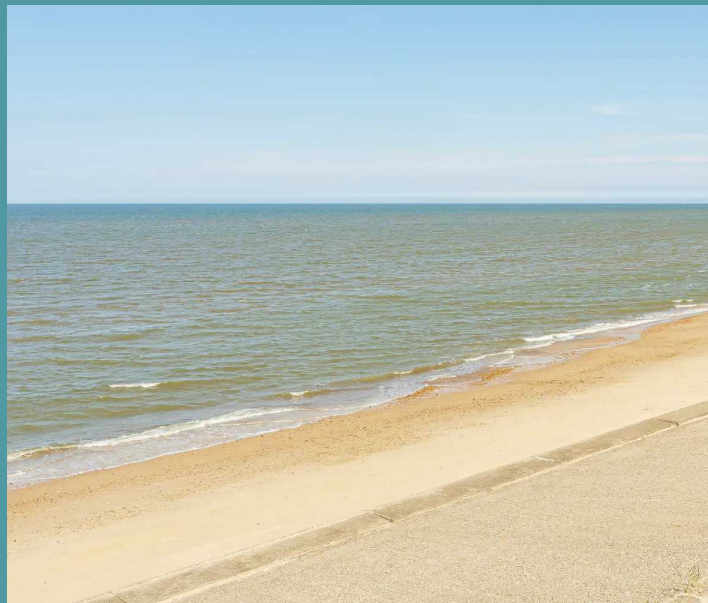
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Outside, a private garden beckons with a lawn, remote patio area and vibrant shrubbery throughout, creating an outdoor sanctuary for relaxation and enjoyment. For added convenience, the property boasts sufficient off-road parking to the front, ensuring that residents and guests can easily come and go as they please.

### AGENTS NOTE

We understand this property will be sold freehold, connected to mains water, electricity and drainage.

Oil Central Heating



# GROUND FLOOR

