



**155 Camping Hill, Stiffkey**  
**£925 per calendar month**

**BELTON DUFFEY**



# 155 CAMPING HILL, STIFFKEY, NORFOLK, NR23 1QL

A semi detached bungalow with 2 bedrooms, driveway parking and gardens with views towards the sea in this popular coastal village.

## DESCRIPTION

155 Camping Hill is an ex-local authority bungalow situated off the main road on the edge of Stiffkey and backing onto countryside with fine views towards the sea. There is accommodation briefly comprising an L-shaped entrance hall, kitchen with a separate utility, sitting/dining room, 2 bedrooms and a shower room. The property further benefits from UPVC double glazed windows and doors, oil-fired central heating and a wood burning stove in the sitting/dining room.

Outside, there is a small low maintenance front garden with parking to the side and a lawned rear garden with views over the neighbouring countryside towards the sea.

## SITUATION

Stiffkey is a picturesque village, set in an Area of Outstanding Natural Beauty, of predominantly pretty brick and flint cottages with the marshes leading down to the sea on one side and nestling in the valley next to the River Stiffkey to the other side. In the main street can be found the attractive Stiffkey Stores and Coffee Shop which is open 7 days a week in the summer and offers a Post Office counter, everyday groceries as well as a wide range of locally grown produce, homewares, gifts and wines. Close by is The Red Lion, a much celebrated traditional Norfolk pub serving good locally sourced food.

To the east is Morston where you can take a boat trip out to see the seals at Blakeney Point and treat yourself to a meal at the Michelin starred restaurant at Morston Hall or take the track via Greenway in Stiffkey which leads down to the sea and the coastal path. Blakeney is 3 miles to the east and Wells-next-the-Sea is 4 miles to the west with its beautiful sandy beach, dunes and colourful beach huts fringed by pinewoods.

## ENTRANCE HALL

A partly glazed UPVC door leads from the front of the property into the L-shaped entrance hall with, laminate flooring, radiator and loft hatch.

## SITTING/DINING ROOM

3.82m x 3.69m (12' 6" x 12' 1") Fireplace housing a wood burning stove on a quarry tiled hearth, vertical radiator, airing cupboard housing the hot water cylinder, recessed storage space. Laminate flooring, window to the front and a door leading into:

## KITCHEN

2.28m x 4.09m (7' 6" x 13' 5") Range of beech effect base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Cooker space with a stainless steel extractor hood over, space for a fridge freezer, laminate flooring, Wallstar oil-fired boiler, radiator. Window overlooking the rear garden and an opening to:

## UTILITY ROOM

1.82m x 1.83m (6' 0" x 6' 0") Spaces and plumbing for a washing machine and freestanding fridge freezer, UPVC window and a partly glazed UPVC door leading outside to the rear garden. Door to the stores.



## **BEDROOM 1**

3.22m x 3.98m (10' 7" x 13' 1") Laminate flooring, radiator and a bay window to the front.

## **BEDROOM 2**

2.93m x 2.46m (9' 7" x 8' 1") Laminate flooring, radiator and a window overlooking the rear garden.

## **SHOWER ROOM**

2.02m x 1.72m (6' 8" x 5' 8") Wet room style shower with glass shower door and chrome mixer shower, vanity cupboard incorporating a wash basin and tiled worktop, WC. Vinyl flooring, radiator, extractor fan and an obscured glass window to the rear.

## **STORE 1**

2.14m x 1.83m (7' 0" x 6' 0") Radiator and a UPVC window to the side. Opening to:

## **STORE 2**

2.14m x 0.81m (7' 0" x 2' 8") Window to the rear.

## **OUTSIDE**

155 Camping Hill stands behind a small front garden which has been laid out with slate chippings and pebbles for ease of maintenance with a picket fence to the front boundary and a paved pathway to the front entrance door. A grass driveway to the side provides parking with a tall pedestrian gate leading to the rear of the property.

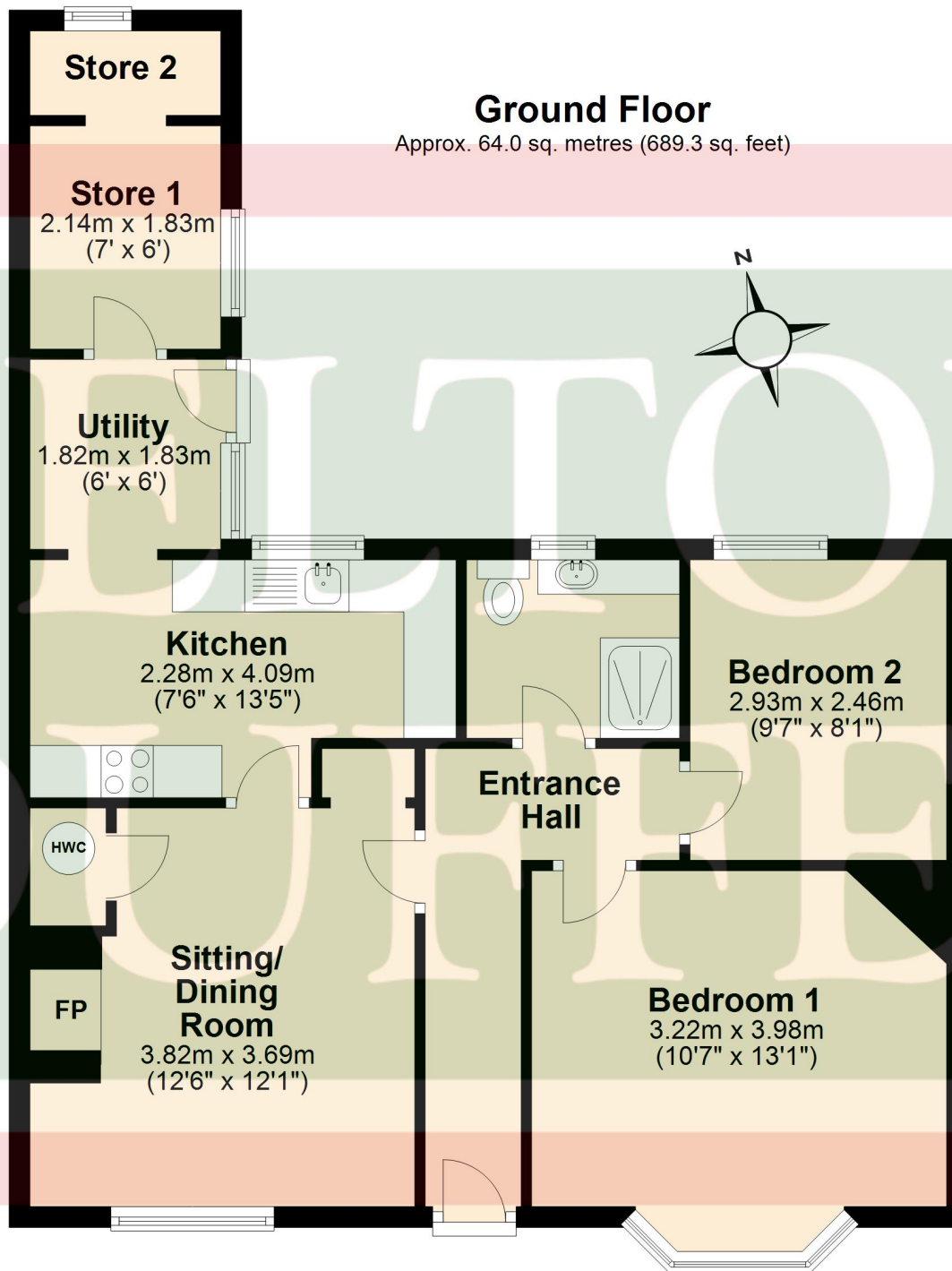
The rear garden comprises a lawn, paved terrace and shrub beds. Outside tap and light, plastic oil storage tank and a low fence to the rear making the most of the stunning views over neighbouring countryside towards the sea.

## **ADDITIONAL INFORMATION**

- 1) The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are waiting for any further information from you.
- 2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).
- 3) Right to rent - Before you can rent in England, you need to prove your right to rent to your landlord. Get a share code to prove your right to rent online, please visit - [right-to-rent service.gov](https://right-to-rent.service.gov)  
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £1000.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.

## Ground Floor

Approx. 64.0 sq. metres (689.3 sq. feet)



Total area: approx. 64.0 sq. metres (689.3 sq. feet)

## DIRECTIONS

From Wells-next-the-Sea, take the A149 coast road heading east towards Cromer and continue out into open countryside and onto Stiffkey. Continue through the village, passing the Church on your right. After approximately 100 yards, turn left just after the village sign into Camping Hill where you will see number 155 a little further up on the right-hand side.

## OTHER INFORMATION

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band A.

Oil-fired central heating to radiators.

EPC Rating Band D.

## VIEWING

Strictly by appointment with the agent.





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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

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