



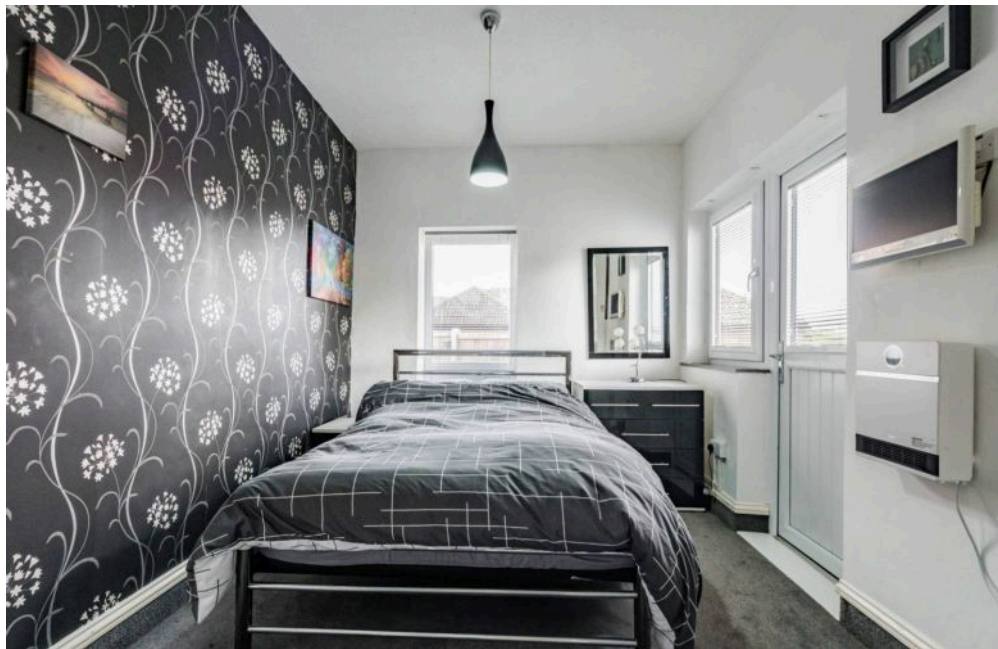
Flat 5, Sheringham Court Weybourne Road, Sheringham - NR26 8HF

£140,000 - £150,000 Leasehold

Set within a charming Victorian over fifties complex, formerly a distinguished hotel, this beautifully presented one-bedroom flat offers comfortable living in a safe, secure environment. The open-plan layout includes a spacious living and dining area, a well-equipped kitchen, and a generously sized bedroom with a built-in wardrobe. The modern bathroom features a walk-in shower with sleek tiled walls. Affordable to run, this property is perfect for low-maintenance living. Located close to the town centre and beach, it enjoys a beautiful setting with friendly neighbours. Off-road parking is available with two allocated spaces

Location

Located on Weybourne Road in Sheringham, a popular coastal town on the North Norfolk coast, this property is close to scenic walking routes along the coastline, including the Norfolk Coast Path. The vibrant town centre is just a short distance away, offering shops, cafes, restaurants, and stunning Sheringham Beach. Weybourne village, known for its rugged cliffs and walking trails, is nearby. For leisure and relaxation, Cromer and Sheringham Golf Club is within easy reach. The historic North Norfolk Railway, also known as the Poppy Line, offers a steam train connection between Holt and Sheringham, adding a unique charm to the area. The A149 provides easy access to nearby coastal towns, while Sheringham railway station offers regular services to Norwich.



Agents notes

We understand the property will be sold leasehold, connected to mains services, water, electricity and drainage.

149 years remaining on the lease

Ground rent and maintenance fee- £177 pcm

Charges renewal in April

Heating system- Storage heaters

Council Tax Band- A



Weybourne Road, Sheringham

Step into the **communal entrance**, where a telephone security entry system ensures peace of mind as you gain access to the building. The door opens into the apartment, leading you into the welcoming space.

As you step into the apartment, you enter the **open-plan dining area**, which provides plenty of space and is ideal for entertaining or relaxing. A door here leads to a large storage cupboard, offering convenient space for your belongings.

This area opens up into the **kitchen**, which is fully equipped with a range of fitted base, wall, and drawer units. The work surfaces provide ample preparation space, and tiled splashbacks add a neat touch. The kitchen also features an inset one-and-a-half-bowl sink unit with a mixer tap, as well as space for a washing machine, fridge, and cooker. Two ceiling lights illuminate the space, and vinyl flooring completes the functional yet stylish layout.

The inviting living room captures an abundance of natural light through large windows and features stylish wallpaper that adds character to the space.

From the lounge, a door leads to the generously sized double bedroom, which has a door to the outside and boasts a built-in wardrobe for added convenience.

The modern ensuite bathroom features a walk-in shower with a waterfall shower head, sleek tiled walls, and a vanity unit with a washbasin.

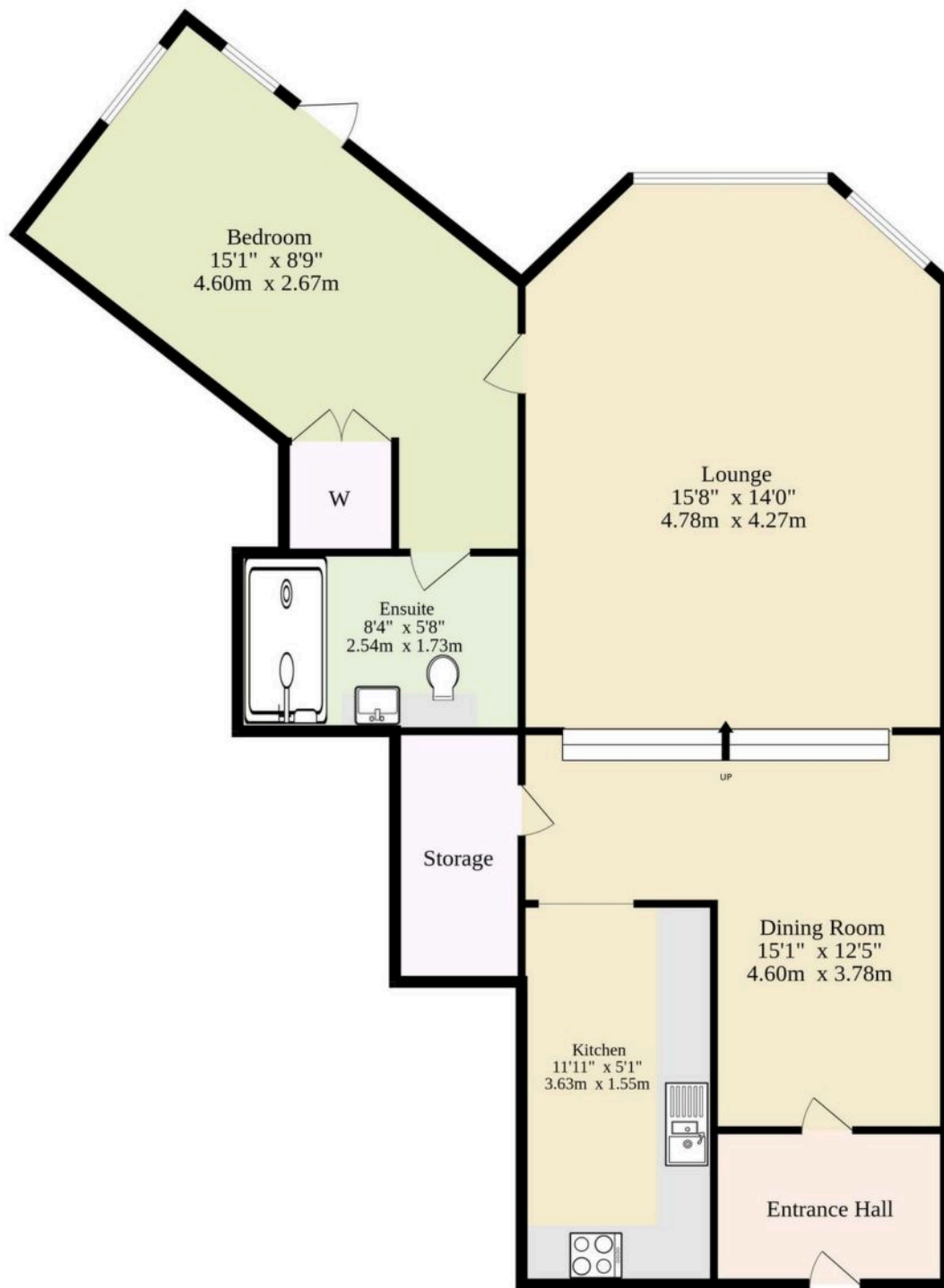
Additionally, the apartment benefits from double glazing throughout.

At the rear of the property, a small residents' courtyard provides a peaceful space to relax or enjoy the outdoors.

Off-road parking is available in a large communal gravelled parking area, which includes two allocated parking spaces and visitor spaces for added convenience.



727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.5 sq.m.) approx.

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.

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