



Penthouse Flat, 91 Station Road, Sheringham

Sheringham



Minors & Brady

Penthouse Flat

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Perfectly positioned in the centre of Sheringham, just a short stroll from the beach, shops and train station, this beautifully presented and recently refurbished penthouse flat offers character features with panoramic sea views and is offered with no onward chain. The spacious open-plan kitchen, lounge and dining area is flooded with natural light and showcases exposed wooden beams, a modern fitted kitchen with integrated appliances and a bespoke timber breakfast bar. Three generous bedrooms include a principal with an original fireplace and dressing room, a second double with shared dressing room access and a versatile third bedroom or study. The contemporary shower room features a bespoke timber vanity, adding a unique touch to its stylish finish, while outside, the large decked roof terrace offers sweeping 180-degree views over the town, coastline and countryside, an outstanding setting for both everyday living and a possible holiday let.

Location

Station Road offers a superb setting in the centre of Sheringham, just a short walk from the town's Blue Flag beach, promenade, and colourful beach huts. Once a fishing village, Sheringham retains its maritime heritage and is now a vibrant coastal community with excellent primary and secondary schools, doctors' surgeries, and convenient train services to Norwich. The town is home to a wide variety of independent shops, pubs, cafés, tea rooms, museums, and a theatre, with a lively market held on Saturdays year-round and on Wednesdays from April to November. Residents and visitors enjoy a calendar of events including the Crab & Lobster Festival, Sheringham Carnival, and the North Norfolk Railway's Autumn Steam Gala. Nearby Sheringham Park, owned by the National Trust, provides miles of scenic countryside walks with sweeping sea views, purple heather, and golden gorse.

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Step inside the entrance hall where a practical storage cupboard offers the perfect spot for coats, shoes and everyday essentials. From here, you are welcomed into the expansive open-plan living, dining and kitchen area, a superb social hub filled with natural light from multiple aspects. Exposed wooden beams add character overhead, while stylish wood-effect flooring runs throughout, creating a warm and cohesive feel.

The modern fitted kitchen occupies one side of the room, finished with marble-effect worktops, a tiled backsplash, a bespoke timber and epoxy breakfast bar and a full range of integrated appliances, including an oven, hob, dishwasher and space for a washing machine. A built-in pantry provides additional storage. The central lounge area provides an inviting space to relax, centred around a contemporary electric fireplace, while the dining area offers ample room for a large table and enjoys a pleasant outlook over the heritage railway, making it ideal for entertaining family and friends.

From the living area, a barn-style door opens to steps leading down into a versatile third bedroom or study. This comfortable space has a window with sea views and useful eaves storage, and is large enough to accommodate a king-size bed. Equally well-suited as a home office or occasional guest room, it offers flexibility to suit different needs.

Back through the main living area, the remaining bedrooms are positioned off to the side. The principal bedroom is generously proportioned, currently accommodating a super king bed, and features an original fireplace and wood-panelled wall. It opens directly into a fitted dressing room with full-height wardrobes on two sides. The second bedroom is also a spacious double with its own wood-panelled feature wall and a separate walk-in wardrobe, creating a stylish and practical arrangement for modern living.

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The contemporary shower room is finished with a walk-in enclosure, bespoke timber vanity, tiled walls and a heated towel rail, offering both style and practicality.

Outside, the large decked roof terrace is a true standout feature, offering sweeping 180-degree views over the rooftops, coastline and countryside beyond. Along one side, there is a useful shed and a water butt with a storage cubby. Generous in size, the terrace provides ample room for outdoor seating, dining and relaxation, creating an inviting setting for morning coffee, leisurely summer lunches or sociable evening gatherings, all while taking in the ever-changing beauty of the coastal scenery. Parking is easily accessible in the town, with the option to obtain a permit for the station car park conveniently located opposite.

Additionally, the home has been recently refurbished to a high standard, with the roof terrace decking renewed in 2024, the flat roof above the apartment replaced during 2023–2024, and new laminate flooring laid throughout in 2024. Double glazing is installed throughout, with the three south-facing windows replaced in 2024 to enhance comfort and efficiency, ensuring the property is ready to enjoy from the moment you move in.

Agents notes

We understand that the property will be sold leasehold, connected to all main services, with the added benefit of a 1/8th share of the freehold.

Heating system- Gas Central Heating

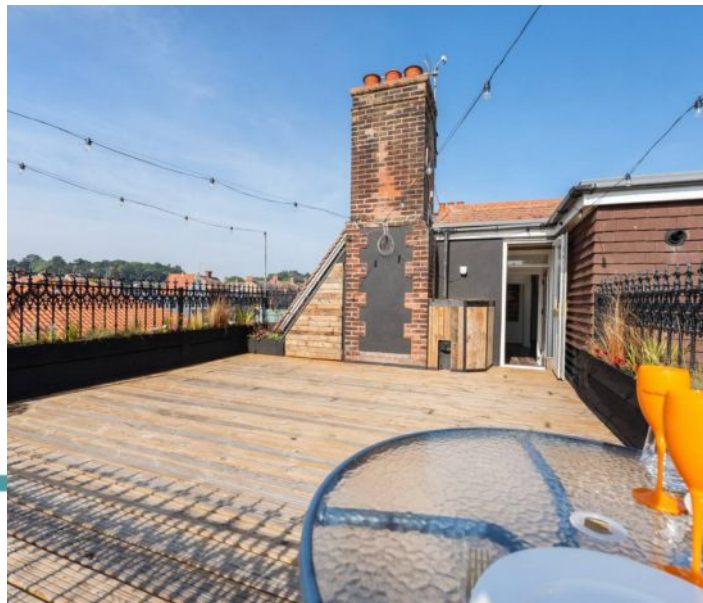
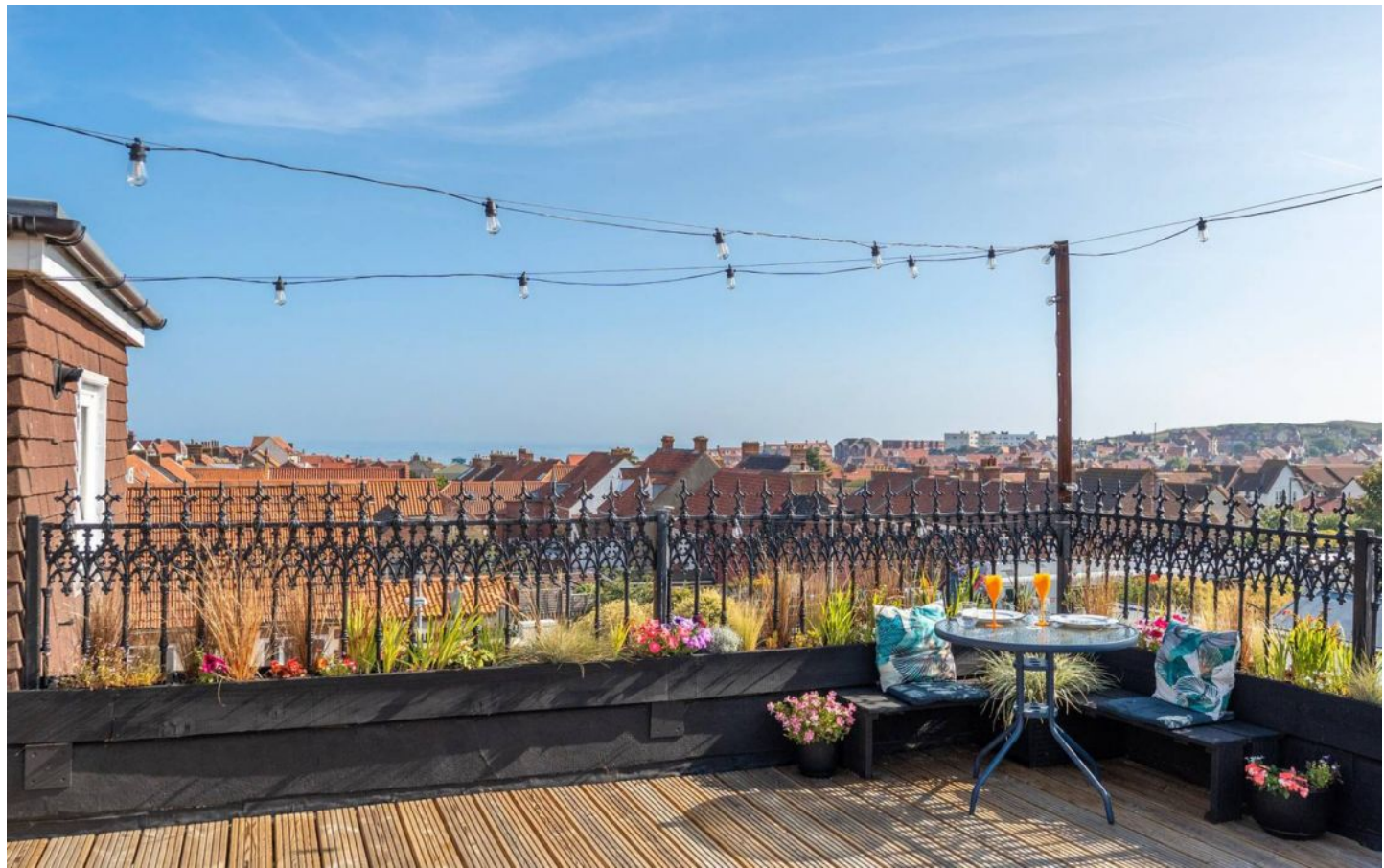
Council Tax Band- B

Approximately 94 years remaining on the lease

Maintenance fee of £1,300 per annum

Parking permit for station car park approx. £200 per year

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1484 sq.ft. (137.9 sq.m.) approx.



Sqft Includes Terrace

TOTAL FLOOR AREA : 1484 sq.ft. (137.9 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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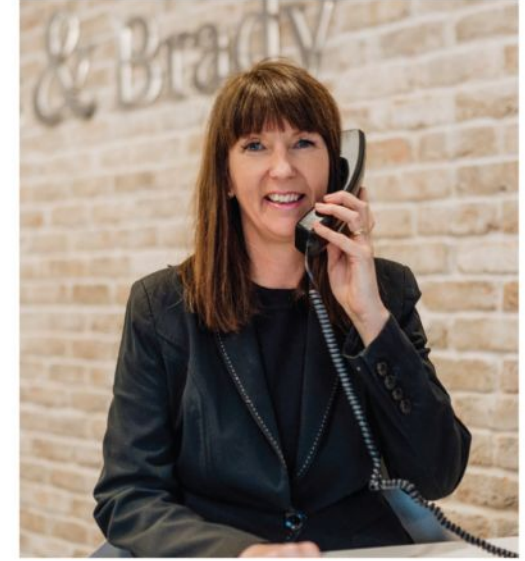
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Minors & Brady
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