



INTRODUCING

# Flat 10, The Green

*Dersingham, Norfolk*

# SOWERBYS



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# Flat 10, The Green

Dersingham, Norfolk  
PE31 6RG

No Onward Chain

Off-Street Parking with  
Visitor Parking

First Floor Flat

Lounge/Dining Room

Separate Kitchen

Great Village Location

Set within a peaceful, purpose-built development, this well-maintained first-floor apartment presents an ideal opportunity for first-time buyers, downsizers, or those seeking a low-maintenance bolthole near the coast — offered with no onward chain.

The accommodation is light and neatly arranged, comprising an entrance lobby with stairs leading up to a comfortable lounge/dining room, a fitted kitchen, a double bedroom, and a bathroom.

Outside, owners enjoy the use of attractively kept communal gardens, while the property also boasts off-street parking with visitor parking — a real asset in this location.

The property sits in the heart of the village, in close proximity to shops and a fantastic bus service.

Whether you are looking for a peaceful place to call home or a lock-up-and-leave near Norfolk's coastline, this apartment offers simplicity, convenience, and charm in equal measure.

SOWERBYS HUNSTANTON OFFICE

01485 533666

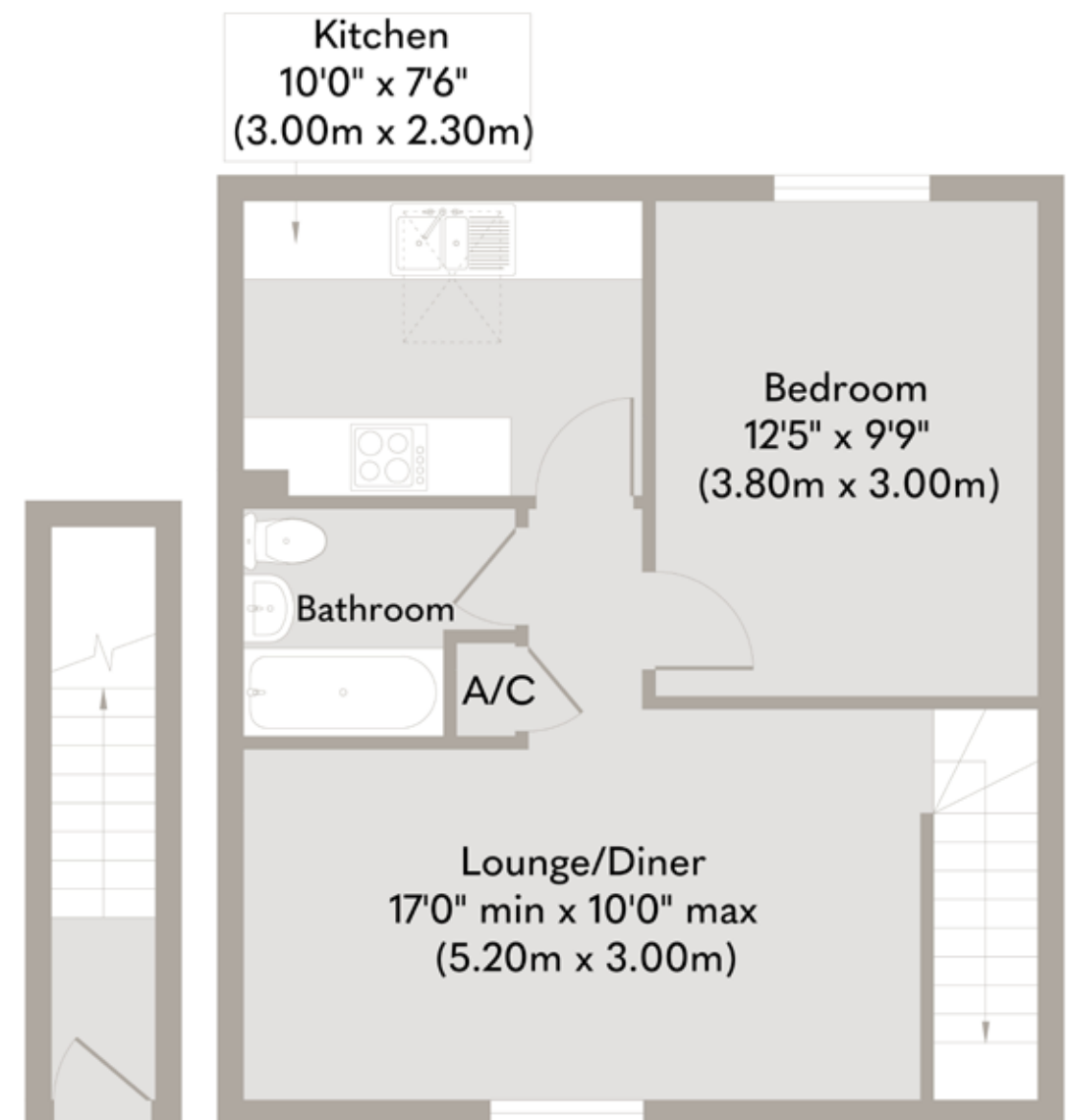
hunstanton@sowerbys.com



SOWERBYS

A new home is just the beginning





Ground Floor

First Floor  
Approximate Floor Area  
449 sq. ft  
(41.70 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Dersingham

KNOWN FOR BEING THE PERFECT VILLAGE

Dersingham is affectionately known as “the perfect village.” With its primary and junior schools, GP surgery, library, Post Office, and local shops—including a butcher, newsagent, and a popular fish and chip shop—this compact village offers everything within a 5.6 sq mile radius. Just 7.5 miles from King’s Lynn and its rail link to London, Dersingham is ideal for country-loving commuters, while beautiful beaches at Snettisham, Heacham, and Hunstanton are just a short drive away.

The village boasts traditional carrstone cottages, large period properties, and newer developments like those on the Sandringham Estate, with various property sizes. Nestled near the royal Sandringham Estate and the country home of the Duke and Duchess of Cambridge, Dersingham has a rich, community-oriented charm. Local highlights include Dersingham Bog National Nature Reserve, Sandringham’s scenic trails, and a welcoming village hall hosting frequent events.

With two popular pubs—The Feathers and Coach & Horses—plus its proximity to the Queen Elizabeth Hospital, Dersingham is particularly appealing to front-line workers seeking a blend of coastal beauty and community spirit.



*Note from Sowerbys*



Snettisham Beach

“Whether you are looking for a peaceful place to call home or a lock-up-and-leave near Norfolk’s coastline, this apartment offers simplicity, convenience and charm in equal measure.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Electric storage heating.

## COUNCIL TAX

Band A.

## ENERGY EFFICIENCY RATING

C. Ref:- 2034-3700-2912-1162-1883

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Leasehold.

999 Year Lease from 1994. £198.52 quarterly service charge and management fee.

## LOCATION

What3words: ///thankful.research.transmits

## AGENTS NOTE

Please note internal photos were taken before the property was let.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

