



Flat 7, Sebald House Kinghorn Road, Norwich

Norwich



Minors & Brady

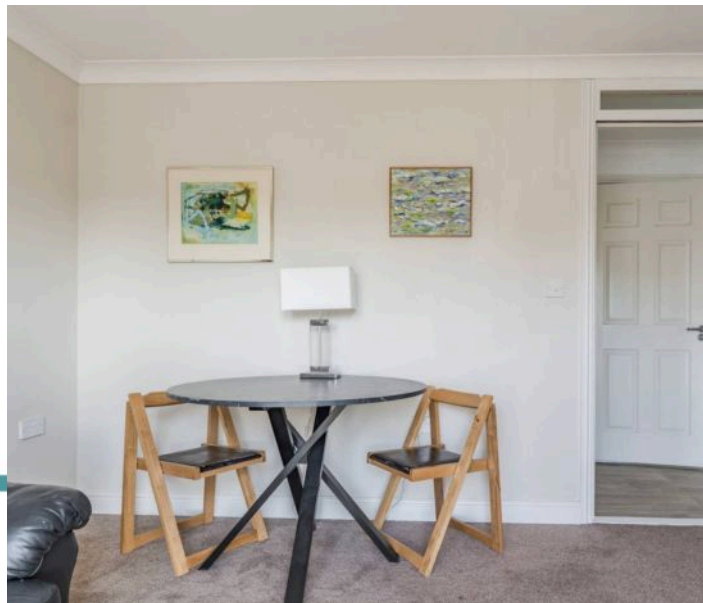
Flat 7

Sebald House Kinghorn Road, Norwich

Offered with no onward chain, this second-floor apartment in Norwich's sought-after Golden Triangle is well-presented throughout, with a light-filled lounge opening to a Juliet balcony, a modern fitted kitchen designed for practicality, and two generous double bedrooms. The interior also includes a family bathroom and useful loft storage, while outside, residents benefit from communal grounds and a bright entrance hall with bike storage. Set back from the road, the development provides one allocated space in a secure rear car park with barrier access, and the location offers excellent connections to Norwich city centre, UEA, and the Norfolk and Norwich University Hospital, making it an appealing choice for first-time buyers.

Location

Sebald House on Kinghorn Road enjoys a sought-after position in Norwich's Golden Triangle, a vibrant area known for its period properties, leafy streets and strong sense of community. Residents benefit from easy access to Unthank Road and Earlham Road, where an array of independent shops, cafés, pubs and restaurants can be found. Well-regarded schools and green spaces such as Heigham Park and Eaton Park are close by, while Norwich city centre is just a short walk or bus ride away, offering cultural venues, historic landmarks and excellent transport connections. The University of East Anglia and the Norfolk and Norwich University Hospital are both within easy reach, making the area popular with professionals and families alike. Regular bus routes run through the area, linking directly to the railway station with services to London Liverpool Street. The location also offers quick access to the A47 and A11, ideal for those needing to travel further afield.





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Entering the apartment, you are welcomed by a hallway that features a convenient storage cupboard and access to the loft, providing valuable additional space. From here, the layout opens into the lounge, a generous room filled with natural light thanks to French doors that lead to a Juliet balcony and frame pleasant views over the surrounding area. Neutral walls and fitted carpet enhance the sense of space and offer a versatile backdrop, while the proportions allow for a variety of layouts to suit different lifestyles.

The kitchen presents a practical design with contemporary gloss units, wood-effect work surfaces, and tiled splashbacks. A window above the sink draws in natural light and gives a pleasant outlook, while open shelving and fitted cupboards provide useful storage. Integrated cooking facilities are complemented by space for appliances, ensuring the room is both functional and inviting.

Two generous double bedrooms continue the theme of light and space, each offering carpeted floors and flexibility for different furniture arrangements. The family bathroom is fitted with a white three-piece suite including a panelled bath with overhead shower and curtain, pedestal wash basin, and WC. White and blue tiled surrounds add character to the bath area, while a frosted window maintains privacy without compromising light. Wall-mounted shelving and towel rails add further practicality, and the wood-effect flooring ties the finish together.



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Outside, residents have access to well-kept communal grounds with washing lines for shared use. The development is attractively presented with brick and render facades, set within a private setting. A bright communal entrance hall also provides bike storage and stairs leading to the apartment, while the building is situated back from the road and offers one allocated parking space in a secure car park located to the rear with barrier access.

Agents notes

We understand that the property will be sold leasehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- A

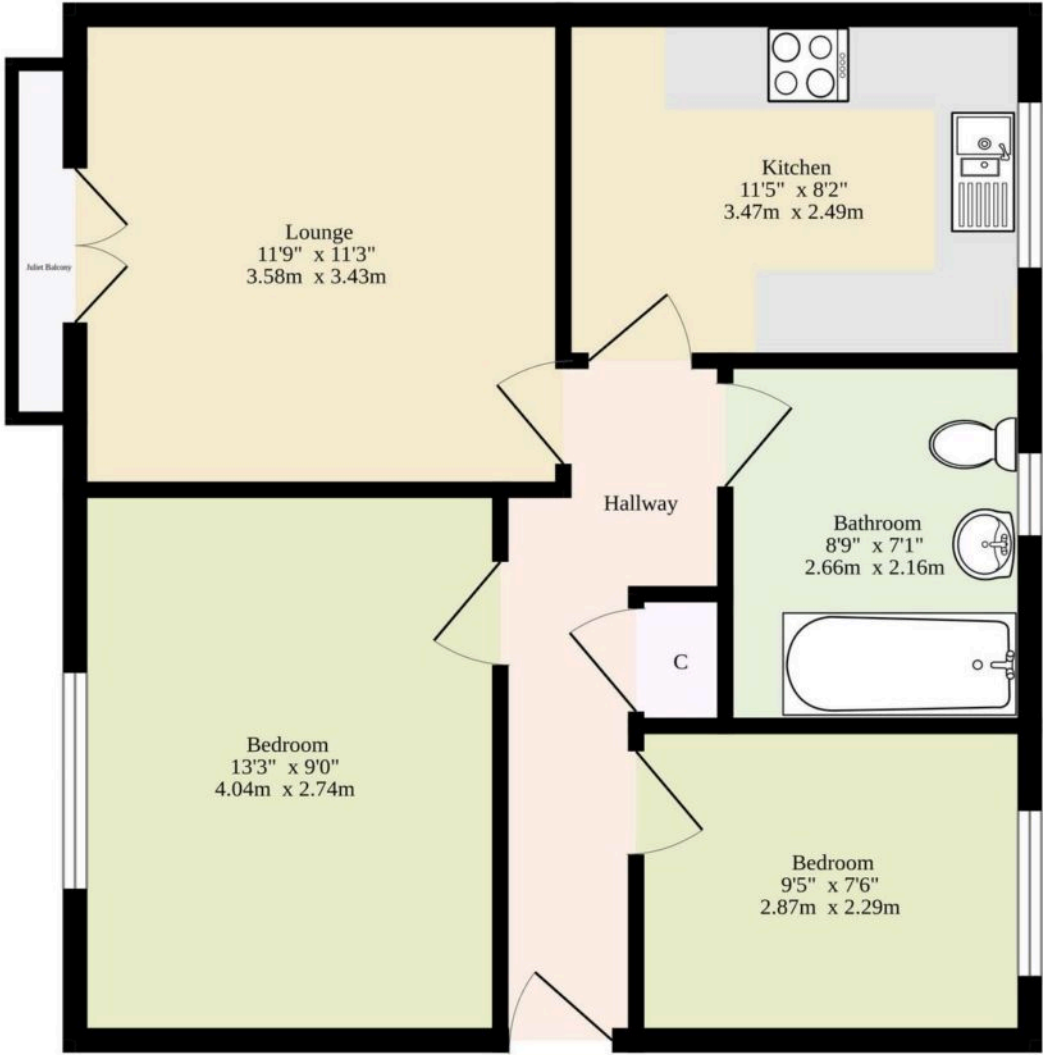
Approximately 106 years remaining on the lease

Service Charge: £1,734.96 per year

Ground Rent: £150 per year



587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.5 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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