



THE STORY OF
22a Abbey Road
Sheringham, Norfolk

SOWERBYS



THE STORY OF

22a Abbey Road

Sheringham, Norfolk
NR26 8NN

Substantial Detached Bungalow

Four Double Bedrooms

Three Bath/Shower Rooms

Exceptional Receptions

Kitchen and Dining Room

Extensive Gardens of Around 0.5 Acre (STMS)

Arguably Sheringham's Premiere Private Road

Double Garage and Extensive Off-Street Parking

Discreet and Private

Close to Town Centre

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com





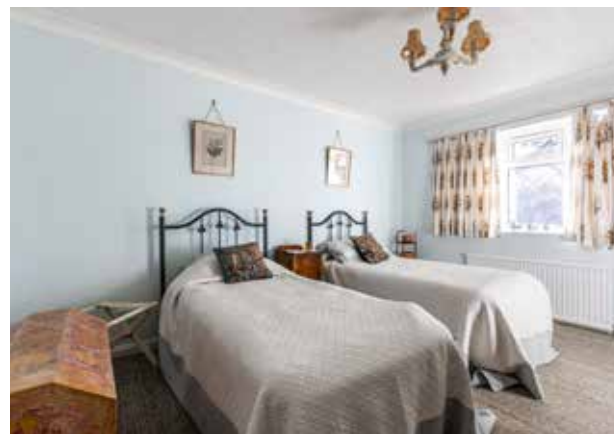
Nestled on Sheringham's most prestigious private road, this stunning four-bedroom detached bungalow offers the perfect blend of elegance, space, and tranquillity. Boasting extensive, landscaped grounds, a double garage, and a location that combines convenience with seclusion, this is a rare opportunity to secure your dream home.

Four spacious bedrooms, all generously sized, with wardrobes and bathed in natural light, offer comfort and versatility with the principal bedroom featuring an en-suite shower room. Two further shower rooms comfortably provide a flexible set-up that incorporates four bedrooms and three shower rooms.

The living space includes a dual-aspect sitting room with an open fireplace and French doors onto the south-facing garden. There is a fitted kitchen supported by a utility room and two dining areas for both formal and informal dining.

A large hall provides a feeling of space and grandeur. With all living spaces thoughtfully arranged on one level, this home is ideal for families, retirees, or anyone seeking effortless accessibility.

This fine home offers excellent potential for further enhancement and personalisation.



This fine home offers excellent potential for further enhancement and personalisation.



The property is set within lush, private gardens that offer year-round beauty. Perfect for outdoor entertaining, gardening enthusiasts, or simply enjoying the peace and quiet. The gardens from front to back extend to around 0.5 acre (STMS). They feature established landscaping, sprawling lawns and a wide variety of trees, shrubs and flowering plants to create a discreet and appealing environment.

A secure and spacious double garage provides ample room for vehicles and storage along with a private driveway with plenty of off-street parking options.

Positioned in Sheringham's most sought-after private road, this home enjoys an unparalleled sense of exclusivity, safety, and privacy. Despite its secluded setting, the bustling heart of Sheringham is just a short stroll away, offering shops, cafes, and all the amenities you could need.



Approximate Floor Area
2,141 sq. ft
(198.90 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.

Copyright V360 Ltd 2025 | www.houseviz.com

Sheringham

ALL ABOARD TO THE SUBLIME
SEASIDE

Sheringham, a traditional seaside town, blends history with vibrant community life. Established around 900 AD by a Viking warlord, it evolved into a bustling farming and fishing town. The arrival of the railway in the 19th century transformed Sheringham, fostering a mix of architectural styles that still charm today.

The town boasts a thriving high street with independent shops and tourist spots. Nearby, the North Norfolk Railway offers nostalgic steam and diesel train rides to Holt. Down at the Blue Flag beach, visitors enjoy stone-skimming and coastal views.

Sheringham's heritage shines at The Mo museum, featuring retired lifeboats and insights into the Sheringham Shoal Offshore Wind Farm. The Sheringham Little Theatre, a local gem, hosts renowned actors and vibrant seasonal shows, while The Hub offers a cozy community café atmosphere.

The town celebrates its Viking roots with annual themed events, including a Crab and Lobster Festival with Cromer and a lively August carnival. Nature lovers can escape to Beeston Bump for stunning coastal panoramas or explore Repton Walk in Sheringham Park for sweeping countryside views.

Sheringham is not just a town but a vibrant community nestled between sea and countryside, offering a perfect blend of heritage, nature, and coastal charm.



Note from Sowerbys



“...this is a rare opportunity to secure your dream home.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 7535-2429-0400-0971-5202

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

Freehold.

LOCATION

What3words: ///required.shop.riverside

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

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

