



THE STORY OF

10 Sea View

Sheringham, Norfolk

SOWERBYS



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Vincent Road, Sheringham, Norfolk
NR26 8BW

Panoramic Sea Views from Four Double Bedrooms

Planning Approved for Front and
Rear Extensions (PF/24/1034)

South-Facing Rear Patio, Private
Parking, and Single Garage

Three Floors of Flexible Accommodation with
Two Bathrooms and Ground Floor WC

Located in Sheringham, Moments from the
Beach, Promenade, and Town Centre

Private Sun Terrace with Direct
Access from Dining Room

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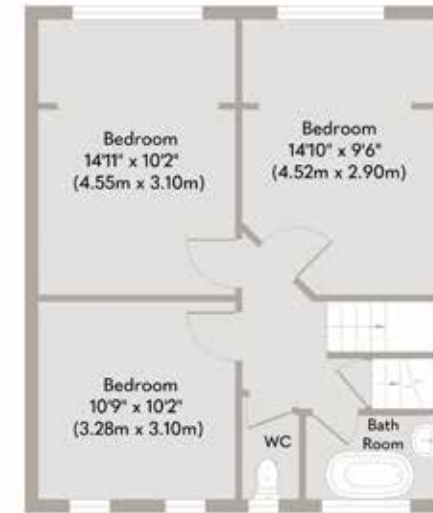


Just moments from sandy beach walks and cliff-top adventures, Sea View stands proudly within the vibrant seaside town of Sheringham. True to its name, this remarkable five-bedroom home offers some of the most spectacular North Sea vistas you'll find along this historic coastline.

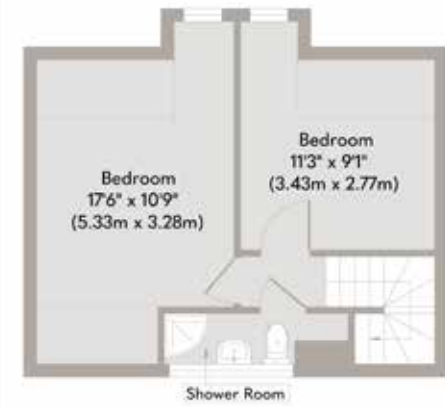
Whether you're seeking a family home, an investment, or a holiday retreat, Sea View delivers in every way. From the moment you step inside, every room exudes character and the kind of sweeping sea views that leave a lasting impression. Perched high above the promenade, yet set far enough back to enjoy privacy and peace, this property offers an unrivalled vantage point to soak in the drama of the ever-changing seascape.

Spread across three floors, Sea View offers flexibility and space for modern coastal living. The ground floor features a convenient WC, while each of the two upper floors benefits from its own bathroom – perfect for busy family life or hosting guests. All five bedrooms are generously sized doubles, with four of them boasting stunning sea views. The fifth bedroom, located at the front of the property, is brimming with potential. Whether transformed into an en-suite, dressing room, home office, or retained as a bedroom, it offers versatility to suit you.

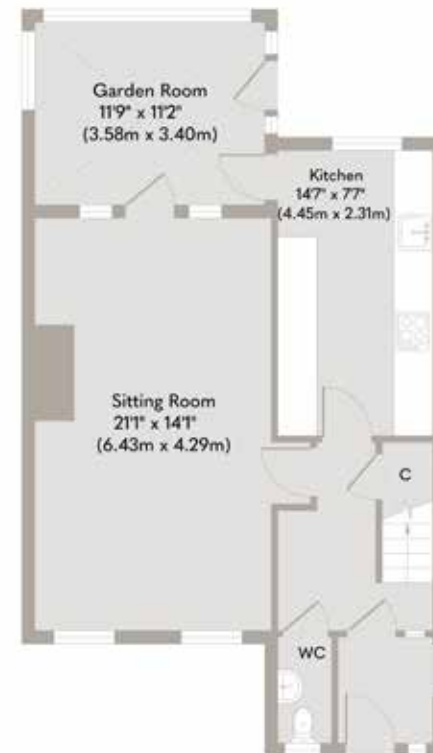
The showstopper of this home is the sun terrace, directly accessed from the dining room. Imagine enjoying breakfast with the waves as your backdrop or dining al fresco as the sun dips below the horizon. With the kitchen and dining room just steps away, this space offers a seamless blend of indoor comfort and outdoor living – a dream for many, and now a reality for you.



First Floor
Approximate Floor Area
499 sq. ft
(46.35 sq. m)



Second Floor
Approximate Floor Area
329 sq. ft
(30.51 sq. m)

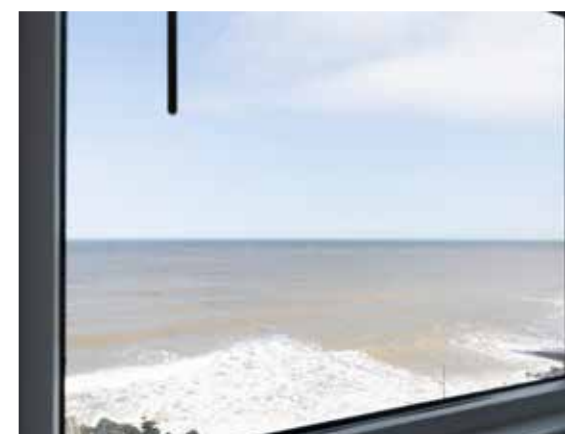


Ground Floor
Approximate Floor Area
621 sq. ft
(57.72sq. m)



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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Previously enjoyed as a much-loved family home, Sea View is well-maintained and brimming with potential. While some minor cosmetic updates could enhance the space further, the home is perfectly ready to enjoy as is.

For those wishing to take Sea View to the next level, planning approval has already been secured under reference PF/24/1034 for:

- A replacement single-storey rear extension
- Alterations and a single-storey extension to the front elevation
- Replacement windows and external doors

This exciting opportunity allows the next owners to add further value and create a bespoke coastal home.

To the rear, a sun-soaked, south-facing patio provides another private outdoor space, leading to the property's private parking area and single garage – ideal for beach gear, golf clubs, or even a small boat, with Sheringham's renowned golf course and beach just moments away.

Sea View is more than a house; it's an opportunity to embrace a coastal lifestyle, with the sea ever-present and Sheringham's charm on your doorstep. Properties of this calibre and position are seldom available – Sea View is ready and waiting for its next chapter and the next family to fall in love with the Norfolk coast.

Sheringham

ALL ABOARD TO THE SUBLIME SEASIDE

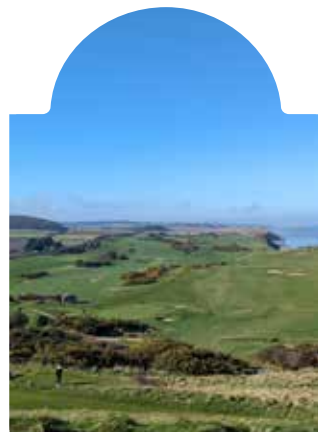
Sheringham, a traditional seaside town, blends history with vibrant community life. Established around 900 AD by a Viking warlord, it evolved into a bustling farming and fishing town. The arrival of the railway in the 19th century transformed Sheringham, fostering a mix of architectural styles that still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



“...an unrivalled vantage point to soak in the drama of the ever-changing seascape.”



SERVICES CONNECTED

Mains electricity, water, drainage and gas.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0300-2417-7220-2997-3331

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: ///enacted.nickname.octagon

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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