



THE STORY OF
Cliff Lodge
Sheringham, Norfolk

SOWERBYS

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THE STORY OF
Cliff Lodge
Sheringham, Norfolk
NR26 8BU

Prime Location Backing Onto
the Norfolk Coastal Path

Over 2,700 Sq. Ft. of Well-Balanced Living Space

Four Double Bedrooms

Generous Principal Suite with En-Suite

Large Sitting Room for Family Living

Stylish Kitchen/Dining Room with Central Island

Cosy Snug, Utility Room, and W/C

Bright Garden Room with Outdoor Views

Spacious Gravel Driveway with Ample Parking

Extended Integral Garage and Generous
Rear Garden with Direct Coastal Access

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



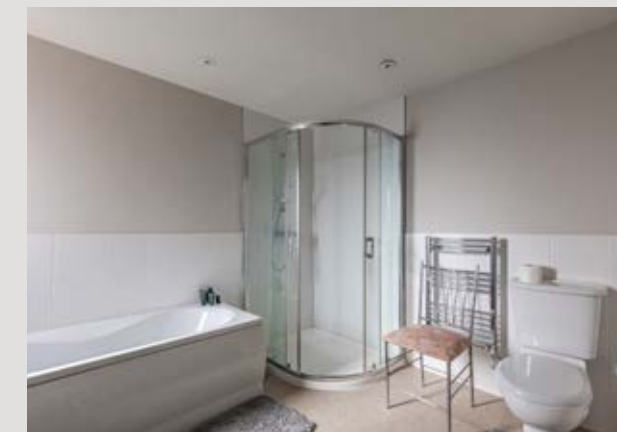


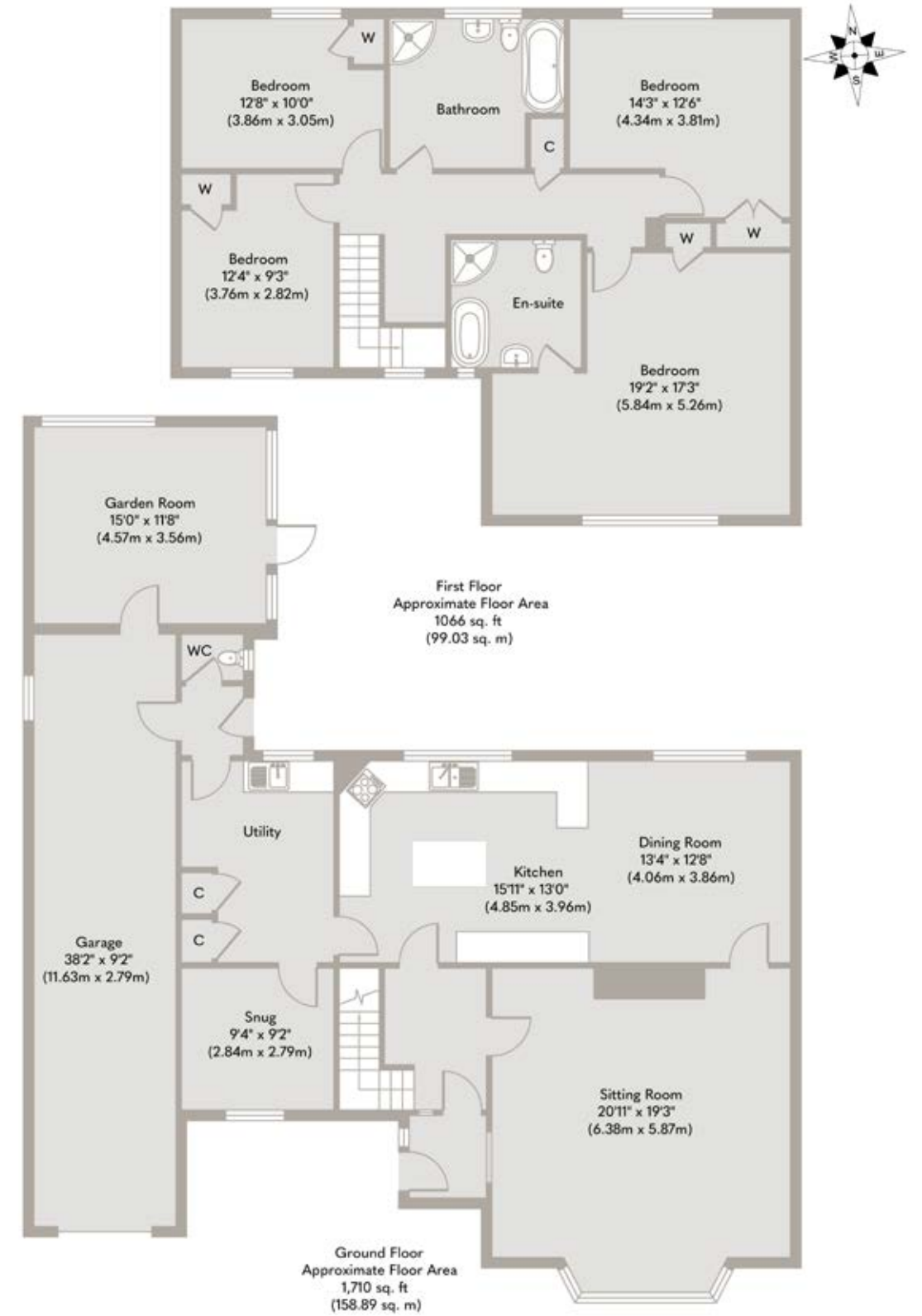
Situated in one of Sheringham's most desirable locations, Cliff Lodge offers an enviable position backing directly onto the Norfolk Coastal Path. This stunning detached family home is just moments from the town's sandy beaches, bustling high street, and scenic coastal walks, making it perfect for those seeking a balance of convenience and natural beauty. With breathtaking sea views and the serenity of the North Norfolk coast at your doorstep, this home provides a rare opportunity to enjoy coastal living in a spacious and adaptable setting.

Spanning over 2,700 sq. ft., the interior of Cliff Lodge is well-balanced and thoughtfully designed. The ground floor offers a wealth of living space, including a large sitting room, a generous kitchen/dining room with a central island, a snug, a utility room, a W/C, and a garden room that overlooks the rear garden. The layout is highly functional and needs little alteration.

Moving upstairs, the first floor boasts four well-proportioned double bedrooms, with the principal bedroom standing out as a particularly impressive space, complete with a private en-suite. In addition, the property benefits from an extensive loft area, offering excellent storage as well as the potential to be converted into further living space, subject to the necessary planning consents.

Externally, the property continues to impress with a spacious gravelled frontage, providing ample parking for multiple vehicles. The integral garage, while a single in width, extends over two car lengths, offering excellent storage or workshop potential. The rear garden is mostly laid to lawn and enjoys direct access to the Norfolk Coastal Path, making it ideal for those who appreciate outdoor pursuits and stunning coastal scenery. With its unbeatable location and incredible potential, Cliff Lodge is a truly remarkable family home.





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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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



“...with
breathtaking sea
views and the
serenity of the
North Norfolk
coast at your
doorstep...”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref: 2800-7473-0622-7402-3453

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: ///aimed.lazy.sprayer

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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

