



23 Abbey Road

SHERINGHAM

**SOWERBYS**

Land & New Homes Specialists



INTRODUCING

# 23 Abbey Road

Sheringham, Norfolk  
NR26 8NN

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Exceptional New Build Home in  
Popular Coastal Location

Detached Four Bedroom Home

Two En-Suites and a Family Bathroom

Simon West, Bespoke English Kitchens

Separate Utility and Storage

Private Drive and Garage with  
Electric Roller Door

Lawned and Landscaped Garden

Solar Panels, ASHP and Storage Battery Facility

Generous and Versatile Layout

Sheringham Town Amenities and  
Train Station Close By

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Located in one of North Norfolk's most cherished coastal towns, 23 Abbey Road is an exceptional contemporary four-bedroom detached new-build home, representing the very essence of stylish, low-maintenance living by the sea.

Whether you're a growing family, a couple seeking space to entertain, or looking for the perfect weekend retreat, this home offers an effortless lifestyle in an enviable setting.

Finished to a high standard throughout, the house enjoys a wonderfully versatile layout. At its heart is the beautiful Simon West bespoke kitchen - a space designed to bring people together - flowing seamlessly into the garden, ideal for hosting family and friends.

A generous sitting room, separate utility, cloakroom, and excellent storage - including an integral garage with electric roller door - ensure easy day-to-day living.

Upstairs, there are four double bedrooms, two with luxurious en-suites and all flooded with natural light. Each room offers flexibility and comfort.

The landscaped garden provides an idyllic spot for morning coffee or summer barbecues after an afternoon on the beach.

The integration of solar panels, an air source heat pump, and battery storage enhances the home's low-maintenance, stress-free appeal.

Perfectly placed just moments from Sheringham's vibrant high street, the Blue Flag beach, and the train station with direct links to Norwich, this is a home where every convenience is close at hand - and every day feels like a holiday.

A rare find on the North Norfolk coast, where form, function, and location come together seamlessly.







## The Developer

The developer has commissioned Blaber Builders Ltd, a highly regarded Norfolk-based house builder, with over a decade of experience and a strong track record in delivering high-quality residential projects, including NHBC award-winning developments. Blaber Builders is known for its commitment to craftsmanship, attention to detail, and customer satisfaction. You can be confident that your new home is built to the highest standards of design, durability, and comfort.





# Specification

## External Finishes

- Traditional brick and block construction.
- Marley grey roof tiles.
- UPVC fascias & soffits.
- Lindab galvanized metal guttering and downpipes.
- Smart Systems external doors.
- Smart Systems double glazed, aluminium windows.
- Tarmac driveways.
- Electric roller garage door.
- External lighting.
- Lawned and landscape gardens front and rear.
- Outside taps.
- Timber fencing and dual access garden gates.
- Ducting installed for future gates and lights to then end of the drive.

## Internal Finishes

- Oake & Gray luxury vinyl waterproof flooring to ground floor, Herringbone pattern to kitchen and living spaces.
- Mixture of spotlight and pendants throughout.
- Exceptional solid wood and glass staircase.
- Wooden internal doors.
- Carpets & bespoke fitted wardrobes available by separate negotiation.

## Kitchen Finishes

- Simon West, bespoke English, shaker style kitchens.
- Quartz worktops including island / breakfast bar.
- Contemporary brushed stainless steel handles.
- Stylish undermount sink.
- Stainless steel taps.
- Bosch oven.
- Midea induction hob with build in recirculation extraction fan.
- Bosch dishwasher.

## Bathroom Finishes

- Contemporary iflo sanitary ware, shower enclosures, heated towel rails and taps/mixers/shower-heads.
- Panelled walls
- Beautifully crafted cabinetry.
- Low maintenance vinyl tiles.

## General Information

- Mains water.
- Mains electric.
- Mains drainage.
- Wire facility for EV charger.
- Marley solar panels.
- Storage batteries to be installed dependent on individual buyer requirements.
- Mitsubishi Ecodan, air source heating, underfloor to ground floor, radiators to first floor.
- Connection ready for broadband line in.
- Chaplin Farrant 6 year Professional Consultants Certificate.



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

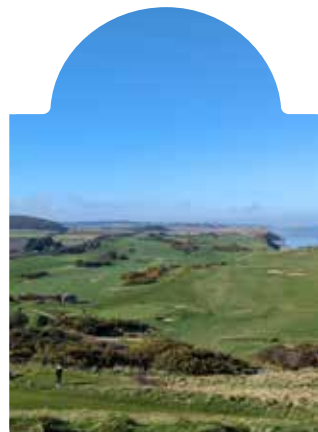
Sheringham, a traditional seaside town, blends history with vibrant community life. Established around 900 AD by a Viking warlord, it evolved into a bustling farming and fishing town. The arrival of the railway in the 19th century transformed Sheringham, fostering a mix of architectural styles that still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



“This is a rare find on the North Norfolk coast, where form, function, and location come together seamlessly.”



## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

## TENURE

Freehold.

## LOCATION

What3words: ///walked.aquatic.standard

## AGENT'S NOTE

Please note that some images are of 21 Abbey Road, which is the handed version of No. 23. Some pictures have also been virtually staged with computer-generated furnishings.

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

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