



THE STORY OF

The Dell

Sheringham, Norfolk

SOWERBYS



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The Dell

24 Abbey Road, Sheringham,
NR26 8NN

Rarely Available Location

Perfectly Located to Amenities

Public Transport on your Doorstep

Three Bedrooms

Two Bathrooms

Beautiful Garden

Long Driveway with Ample Parking

Large Single Garage

SOWERBYS HOLT OFFICE

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Abbey Road is known locally for being ‘off the beaten track’ whilst moments away from all the splendour that Sheringham can offer. Being just around the corner from the peak of Holway Road, you will find bus stops within a short, comfortable walk, whereas ten minutes in the opposite direction will take you to the top of the high street, where you will find Sheringham’s vibrant collection of eclectic shops, independent cafés and rail links.

The real hidden gem for Abbey Road, rarely realised by non-locals, is its proximity to the lower and upper schools plus sixth form, and also The Reef Leisure Centre that is placed just opposite Sheringham Golf Club - you just need to learn this 15 minute meander!

It is clear to see why this location is king, one only needs to peruse a map, but to get a true feel of The Dell it must be seen - and in just one visit will steal your heart. The heart-filling warmth that greets you at the door is a lasting first impression which carries throughout this single-storey three bedroom home.

The balance and seclusion of the bedrooms and two bathrooms offers fantastic privacy and the orientation of The Dell really draws the focus to the wonderful reception spaces and the beautiful lawned garden beyond. The interaction between the sitting room and dining room works brilliantly, blending seamlessly with the kitchen and well-placed sun room.

Outside, the garden is immaculately presented and is ideally made up of open spaces which make mowing the lawn a dream. The Dell sits neatly within its curtilage, where it not only provides a private, well-proportioned rear garden, but also gives way to ample parking, a wider-than-average single garage and a driveway which provides a fantastic approach to your home, stirring up the warmth that is awaiting you at the other side of the door.





The balance and
seclusion of the
bedrooms and two
bathrooms offers
fantastic privacy...



“I moved here to be by the coast and away from
the motorway...there’s a different way of life
here.”



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 the Vendor



Cromer's pier and Pavilion Theatre

“Holt and Cromer both have brilliant shops, and I love Cromer for the pier shows and cinema...”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 0228-2837-7364-9704-7671

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: ///cakes.lifestyle.copes

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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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