

SOWERBYS

Norfolk Property Specialists



1a Northfield Lane

Wells-next-the-Sea, Norfolk, NR23 1LQ

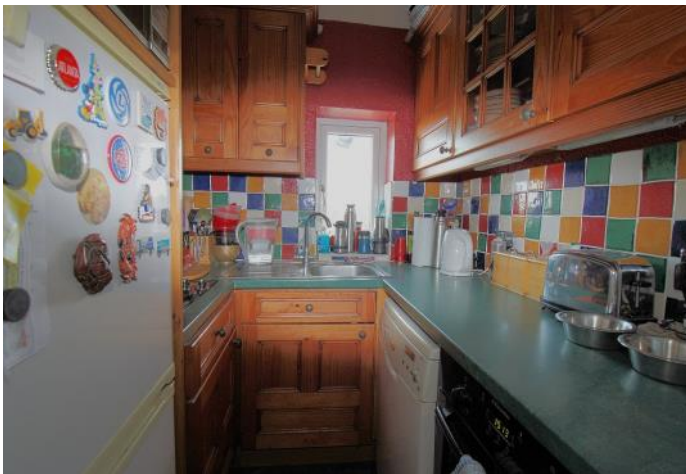
£180,000



Viewing by appointment with our
Wells-next-the-Sea Office 01328 711711 or wells@sowerbys.com

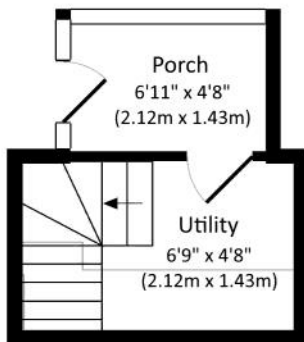
1A NORTHFIELD LANE

This is your chance to purchase a two bedroom first floor apartment situated just a few minutes' walk from the Quay in the increasingly popular seaside town of Wells-next-the-Sea. The property briefly comprises an entrance porch with ample space for coats and boots and ground floor utility area with storage cupboard and plumbing for a washing machine. A turning staircase leads to the first floor where you will find the central hallway, sitting room with a log burner set within a redbrick fireplace, kitchen, generous principal bedroom, a further bedroom currently being used as a home office and a family bathroom. Outside, the property benefits from a garden area, gated driveway, car port, garage and large parking area suitable for both cars and boats, which in a seaside town such as Wells-next-the-Sea is extremely useful. The property is being sold on a leasehold with approximately 104 years remaining and also has a restrictive covenant which only permits its sale to persons who have either lived or worked in Norfolk for a minimum of three consecutive years immediately prior to purchase.

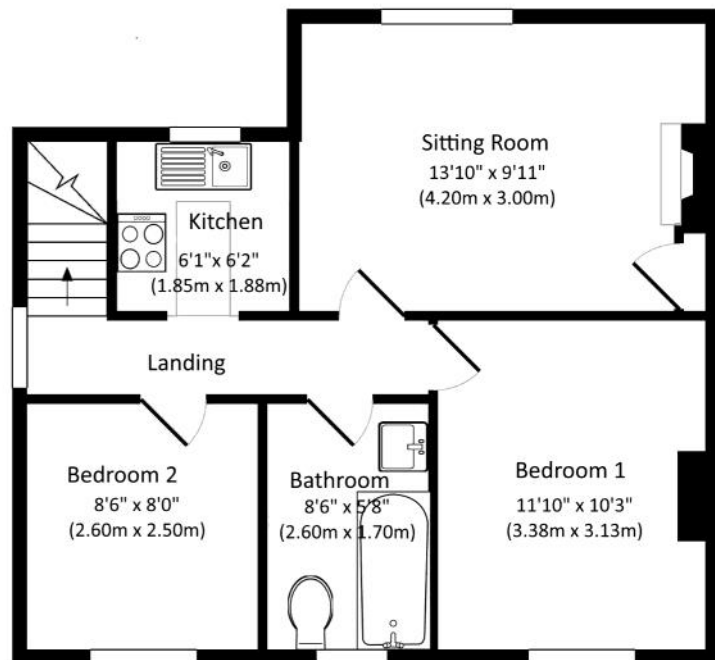


KEY FEATURES

- First Floor Apartment
- Two Bedrooms
- Galley Kitchen
- Ground Floor Utility
- Fireplace with Wood-Burning Stove
- Short Walk from The Quay
- Generous Parking



GROUND FLOOR



1ST FLOOR

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. 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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WELLS-NEXT-THE-SEA

Wells-next-the-Sea is a small popular town set behind a small harbour on the beautiful North Norfolk Coast and its beach was voted The Best British Beach of the Year 2016 by The Times. The town has a maze of narrow streets, old alleys and yards, filled with shops, pubs and cafes and there are many listed and impressive Georgian and Victorian buildings. The town has a doctors' surgery, library, community hall and primary and secondary schools, and, for those that enjoy the water a public house on a boat. Wells-next-the-Sea is within an Area of Outstanding Natural Beauty at the heart of the Heritage Coast between Hunstanton and Weybourne. The beautiful sandy beach, with its pine trees, sand dunes and colourful beach huts, can be reached by a pleasant walk, car or by using a miniature steam train from the harbour, alternatively you could just enjoy the Quay with its active fishing fleet and sailing club. Both Wells-next-the-Sea and Holkham Woods are designated Nature Reserves, and walkers and birdwatchers enjoy the North Norfolk Coastal Path, creeks and marshes.

SERVICES CONNECTED

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

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

To be confirmed.

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

Leasehold. Approximately 104 years remaining.

AGENT'S NOTE

The property is covered by a restrictive covenant which only allows its sale to persons who have either lived or worked in Norfolk for a minimum of three consecutive years immediately prior to purchase.

Viewing by appointment with our Wells-next-the-Sea Office:
The Granary, The Quay, Wells-next-the-Sea, Norfolk, NR23 1JT
01328 711711 • wells@sowerbys.com



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.

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