



THE STORY OF

# 11 Brig Square

*Wells-next-the-Sea, Norfolk*

SOWERBYS





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# 11 Brig Square

Freeman Street,  
Wells-next-the-Sea, Norfolk  
NR23 1BH

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First Floor Apartment

Situated Over Two Floors

Open-Plan Living  
Accommodation

Bedroom to Second Floor

Allocated Parking Space  
to Front Aspect

Sea Views

Chain Free

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SOWERBYS WELLS-NEXT-THE-SEA OFFICE

01328 711711

wells@sowerbys.com

Brig Square is located just along from the quayside, off Freeman Street, in the popular seaside town of Wells-next-the-Sea.

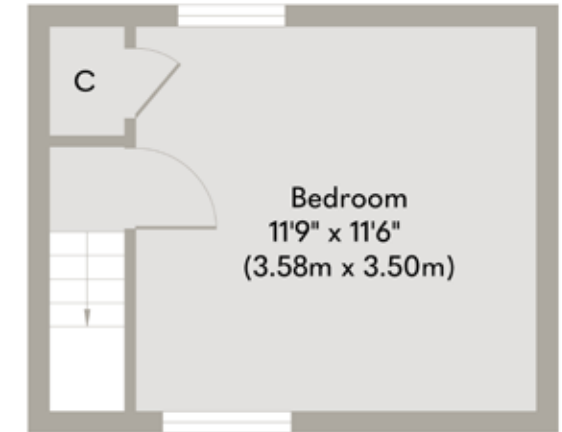
The square, with its three sides, is a mix of cottage-style properties and a pair of apartments. Whilst the property is leasehold, the lease is subject to a peppercorn rent, and the exterior is the responsibility of the owner.

The apartment has its own front door, with a staircase leading to the first-floor open-plan kitchen, dining and living room – a cosy, dual-aspect space. The bathroom is also on this floor, serving the bedroom, which is located on the second floor. This room is spacious, with good storage and views over the rooftops and out to sea.

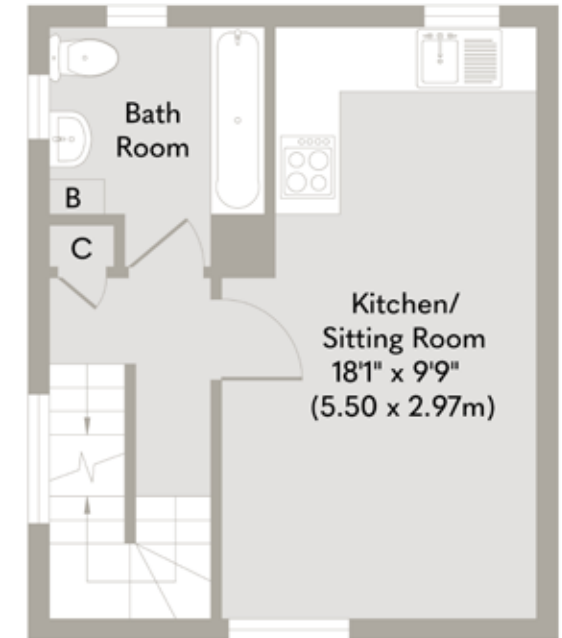
Our vendors have owned the property for 21 years, using it as their second home and enjoying regular visits, during which they have become part of the community and made the most of all the amenities in Wells and the surrounding area.

The outside space provides an allocated parking space, situated right outside the front door. Now it is time to find a new custodian to enjoy the apartment, create their own memories, and experience all that Wells-next-the-Sea has to offer.





**Second Floor**  
Approximate Floor Area  
175 sq. ft  
(16.21 sq. m)



**Ground Floor**  
Approximate Floor Area  
27 sq. ft  
(2.48 sq. m)

**First Floor**  
Approximate Floor Area  
268 sq. ft  
(24.91 sq. 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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# Wells-next-the-Sea

A SWEET AND EXCITING SPOT ON THE NORFOLK COAST

Wonderful Wells-next-the-Sea beckons with its sandy beach and charming candy-striped huts, drawing day trippers and holidaymakers. However, it offers much more for those considering it as a permanent residence.

Explore the surrounding waterways aboard Coastal Exploration Company's wooden sailing boats or try stand-up paddle-boarding with Barefoot SUP for an active adventure.

Behind the bustling harbour, seek out sought-after fishermen's cottages or apartments with sea views in converted buildings. Further afield, discover spacious grand houses and new-build developments ideal for families and downsizers. The town boasts a lively community with schools, a GP surgery, and a library.

Delve into culture at Wells Maltings, a heritage centre with a theatre, cinema, gallery, and café-bar. Browse local galleries like The Staithe Gallery, Gallery Plus, and Quay Art for unique artwork. Explore Nomad and the Bowerbird for homewares, Christopher William Country for country clothing, and Ele and Me for eco-friendly children's items. For culinary delights, visit Arthur Howell's traditional butcher or The Real Ale Shop at Branthill Farm.

Dine at The Globe Inn or Crown Hotel for meals overlooking the green, or indulge at Michelin-starred Morston Hall. For a simpler pleasure, enjoy fish and chips from French's on the harbour wall as the sun sets over the water.

Imagine yourself here – could Wells-next-the-Sea be your dream coastal home?



*Note from Sowerbys*



“You can enjoy views out to sea from the bedroom, really adding to the charm of a seaside property.”



## SERVICES CONNECTED

Mains water, electricity, gas, and drainage.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

D. Ref:- 3735-5925-8400-0106-9206

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. Peppercorn rent - £1 per annum.

## LOCATION

What3words: ///whimpered/playful/send

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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

