



**Sheringham Court, Weybourne Road, Sheringham, NR26 8HF**



**welcome to**

**Sheringham Court, Weybourne Road, Sheringham**

William H Brown are delighted to present this deceptively spacious over 50's Two Bedroom Lower Ground Floor Apartment set in Sheringham Court, formally an old hotel which seeps character throughout.



## Description

Located in the popular seaside town of Sheringham is this well-presented lower ground over 50's Apartment, which enjoys internal accommodation to include Entrance Hall, Living Room, Dining Room, fitted Kitchen, 2 Bedrooms - main with En-suite & Family Bathroom. Outside offers a small courtyard accessed via Living Room, parking space for 2 vehicles and each apartment comes with a large storage and there is a communal laundry area.

Sheringham is a delightful small town in an area of Outstanding Natural Beauty on the North Norfolk coast nestling between the sea and Pretty Corner woods. The town is a popular holiday destination, and the centre has an excellent range of independent shops and a Tesco's supermarket. There are schools for all ages including many public schools within a few miles, together with bus and rail links to the bustling city of Norwich and the nearby towns of Holt and Cromer. There is a modern health centre, dentist, theatre and library together with the Reef Leisure Centre and a magnificent 18-hole cliff-top golf course.

## Entrance Hall

Front door opens into hall with carpeted flooring and doors to Bedroom Two, Living Room & Family Bathroom.

## Bedroom Two

11' 8" x 10' (3.56m x 3.05m)

Double glazed window to the side aspect, built-in wardrobe & wall mounted electric radiators.

## Family Bathroom

Suite comprising bath, wash basin & WC. Vinyl flooring, heated towel rail & airing cupboard housing the hot water cylinder.

## Living Room

19' 8" x 17' 2" plus alcove (5.99m x 5.23m plus alcove)

Irregular shaped room with three double glazed windows, French doors to the outside space, high ceiling, feature fireplace with electric fire inset, wall mounted electric radiator, TV point & carpeted flooring. Door to Dining Room.

## Dining Room

12' 4" x 6' 11" (3.76m x 2.11m)

Double glazed window to the rear, wall mounted electric radiator & carpeted flooring. Door to Bedroom One and opens to Kitchen.

## Kitchen

10' 4" x 8' 7" (3.15m x 2.62m)

Fitted with a range of wall and base units, work surfaces over top with tiled splash back and stainless steel sink & drainer unit with mixer tap, built-in electric hob with hood above, integrated double oven & microwave, dishwasher and washing machine and tiled flooring.

## Bedroom One

12' 7" x 9' 5" (3.84m x 2.87m)

Double glazed window to the rear, wall mounted electric radiator & carpeted flooring. Door to En-suite.

## En-Suite

Suite comprising shower cubicle with electric shower, vanity hand wash basin & WC. Tiled walls & flooring and heated towel rail.

## Outside

There is a small courtyard area accessed via Living Room and there are parking spaces for two vehicles. From the apartment there are two sets of stairs one leading to the main communal hallway and the other leads directly outside to the side of the building and onto the car park. Each apartment has a large storage area for bikes or DIY equipment and there is also a communal laundry room.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Sheringham Court, Weybourne Road, Sheringham**

- Over 50's Complex
- Two Bedroom Lower Ground Floor Apartment
- Deceptively Spacious Living
- Off-Road Parking
- Golf Course, Town & Beach Nearby

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 2124.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM108916 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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