



High Street, Sheringham NR26 8DS

welcome to

High Street, Sheringham

Set in the heart of the ever popular coastal town of Sheringham is this two bedroom apartment occupying the first floor of this two story grade two listed building with it's own separate street entrance, modern fitted open plan kitchen, contemporary bathroom, electric heating and no onward chain.



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Entrance

Hall with staircase leading to first floor and landing.

Kitchen / Lounge Lounge

20' 2" x 11' 2" (6.15m x 3.40m)

Double aspect with windows to the front and side, chimney recesses with shelving, feature fireplace with tiles and open fire, wall mounted electric panel heaters, and consumer unit. opening to Kitchen.

Kitchen

13' 9" x 9' 7" (4.19m x 2.92m)

Fitted with a range of contemporary high gloss wall and base cupboards and drawers, roll edge work surfaces over, single sink drainer with mixer taps, plumbing for washing machine, built in electric oven with hob and cooker hood above, tiled splashbacks, space for upright appliance, access to the loft and tiled flooring.

Cloakroom

Suite comprising vanity unit with wash hand basin, WC, extractor fan,

Bedroom One

13' 1" x 9' 2" (3.99m x 2.79m)

Sash window to the front aspect and electric panel heater.

Bedroom Two

12' 8" x 9' 3" (3.86m x 2.82m)

Sash window to the front aspect and electric panel heater.

Bathroom

Suite comprising P Shaped bath with mixer tap and shower attachment, glazed shower screen, vanity unit with inset wash hand basin and mirrored cabinet above, WC, airing cupboard with water tank, extractor fan, electric towel radiator and tiled flooring.



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



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welcome to

High Street, Sheringham

- Coastal Location in the Heart of Sheringham
- Two Bedrooms
- Modern Kitchen and contemporary Bathroom
- Own separate street entrance
- No onward Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 40.00

This is a Leasehold property with details as follows; Term of Lease 998 years from 30 Jun 2025.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRM108981 - 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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