

# Arnolds | Keys



## Marine Cottage, 7 High Street, Sheringham, Norfolk, NR26 8JP

Price Guide £249,000

- Character property
- Two bedrooms
- Gas central heating
- No allocated parking but Car Park close by
- Close to promenade and beach
- Sea views
- Sealed unit glazing
- Equally suitable for holiday or permanent use



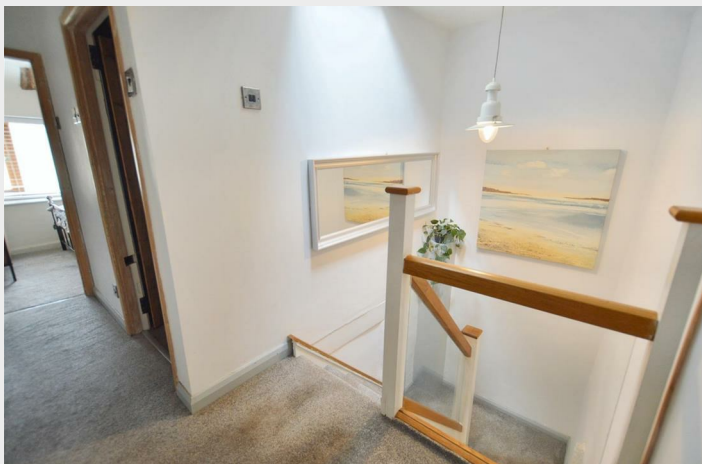
# 7 High Street, Sheringham NR26 8JP

Located in the heart of "old" Sheringham is this superb cottage positioned just a stone's throw from the beach and with views of the sea from some rooms. The property offers compact accommodation of character with exposed beams and other historical features throughout. Currently used as a permanent home, the property would also make a superb holiday cottage for those seeking a seaside pied-a-terre.

The accommodation has the benefit of a gas fired central heating system and sealed unit glazing throughout. The property does not have any parking or garden, but there is a public car park close by.



Council Tax Band: B



## SITTING ROOM

Part glazed UPVC entrance door, UPVC window to front aspect, radiator, beamed ceiling and exposed wall timbers, provision for wall-mounted TV. Laminate flooring.

## INNER LOBBY

Turning staircase to first floor with understairs recess and provision for washing machine. Further exposed ceiling timbers, fitted store cupboard and shelved recess. Door to:

## KITCHEN

Fitted with a range of high gloss base and wall cupboards, laminated work surfaces and metro tiled splashbacks. Inset stainless steel sink unit, inset electric hob with built in oven below. Window to rear aspect with views of the sea.

## REAR LOBBY

Wall mounted gas fired boiler providing central heating and domestic hot water, part glazed door to rear pedestrian access and refuse bin area.

## FIRST FLOOR

### LANDING

Roof light, exposed ceiling beam, access to roof space.

### BEDROOM 1

Exposed ceiling beam, window to front aspect, fitted wardrobe cupboard, radiator.

### BATHROOM

Fitted with a modern suite of panelled bath with shower and screen above, vanity washbasin with cupboards beneath and mirror above. Concealed cistern w.c. with further storage cupboard above. Chrome heated towel rail/radiator. exposed ceiling beam.

### BEDROOM 2

Window to rear aspect with sea views. Radiator.

## OUTSIDE

The property has a tiny walled area to the front whilst at the rear is a pedestrian right of way returning to the High Street and access for refuse bins.

## AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax rating of Band B.






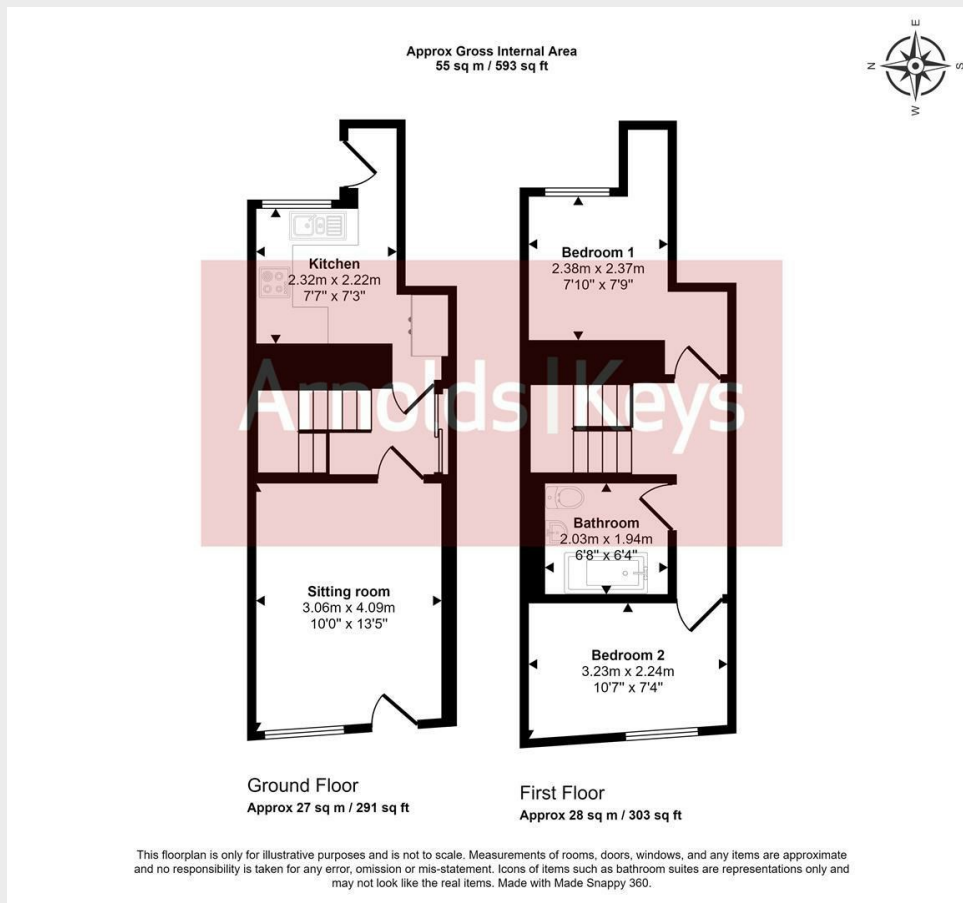


## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>75</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.