

Arnolds | Keys



Flat A, 4 The Esplanade, Sheringham, NR26 8LG

£225,000 Leasehold

- No onward chain
- Private garden
- New electric heating
- Sea views
- Ground floor apartment
- Garden room extension at rear
- Garage
- Sealed unit glazing

Flat A, 4 The Esplanade, Sheringham NR26 8LG

A superb opportunity to acquire a ground floor seaside apartment with views of the sea and its own private garden. This is a purpose built property located on the Esplanade and being offered with no onward chain. The property offers individual accommodation with the benefit of newly installed Fischer electric heaters and sealed unit glazing. The property is further enhanced by the addition of a Garden Room at the rear which has previously been used as a bedroom.

The Town Centre is a short level walk away where there us an excellent selection of shops, restaurants and both bus and rail services.



Council Tax Band: B



ENTRANCE PORCH

With glazed entrance door and side panels leading to:

COMMUNAL ENTRANCE HALL

With secure entry system, stairs to upper floors, secure door to rear.

PRIVATE HALLWAY

Wall mounted electric heater, range of fitted storage cupboards.

LOUNGE

A beautifully light room with large picture window overlooking the Esplanade and with views of the sea. Central feature marble and timber fire surround with point for electric fire. TV aerial point, telephone point. Wall mounted electric heater.

KITCHEN

Arranged in a galley style with base and wall storage units, laminated work surfaces, tiled splashbacks, inset four ring gas hob unit with double oven beneath, inset single drainer sink unit, built in cupboard, space for fridge/freezer, window to side aspect.

SHOWER ROOM

Corner shower enclosure with electric independent shower unit, vanity wash basin with cupboards beneath, close coupled w.c., part panelled walls, electric heated towel rail, illuminated wall mirror, window to rear aspect.

BEDROOM

Wall mounted electric heater, comprehensive range of fitted bedroom furniture including wardrobes and drawer units. Sliding patio door opening to:

GARDEN ROOM

Of UPVC construction with wall mounted electric heater, vaulted roof, fitted window blinds and door to rear garden area. Door to:

CLOAKROOM

Fitted store cupboard, vanity wash basin with cupboards beneath, close coupled w.c., electric shaver point, window to side aspect.

OUTSIDE

The property has a garden area to the front

arranged for ease of maintenance with shingle beds and privet hedge borders. To the rear is a fully enclosed courtyard garden with raised decking, SUMMER HOUSE, STORE SHED and access to the lock-up GARAGE with off-road parking space in front.

AGENTS NOTE

The property is held on the balance of a 999 year lease from 1970, has mains electricity, water and drainage connected and a Council Tax Rating of Band B . The property may not be sub-let for holidays.





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) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
52 sq m / 554 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.