

# Arnolds | Keys



4, Victoria Court Cliff Road, Sheringham, NR26 8DJ

Price Guide £350,000

- Duplex apartment
- Three bedrooms
- Modern kitchen & bathroom
- Pets allowed
- Just a few steps to the beach
- Stunning seaviews
- Gas central heating
- Allocated parking
- Holiday letting permitted
- Visitors parking

# Victoria Court Cliff Road, Sheringham NR26 8DJ

An absolutely stunning duplex apartment with a large lounge having a picture window to the front with uninterrupted sea views, and further views to the rear aspect. There are three bedrooms and bathroom on the first floor, along with dining area and fitted kitchen.

This spacious apartment also offers gas central heating and UPVC double glazing, with the added bonus of being able to holiday let this property and allow pets too. There is an allocated parking space and a visitors parking space. The property is just a few steps to the beach, Beeston Bump, promenade and a short walk to the town centre.



Council Tax Band: D



## COMMUNAL ENTRANCE

Security coded entrance system, stairs to first floor and private entrance door to the apartment.

## ENTRANCE HALL

Glazed entrance door, carpet, wall mounted security telephone entry system. Radiator, door to bedrooms and dining area, bathroom and stairs to second floor. Door to airing cupboard.

## DINING AREA

UPVC double glazed window to the front with beautiful sea views. TV point, two radiators, ceiling, door to under stairs storage cupboard. Laminate wood floor, door to bedroom three and glazed French doors to kitchen.

## KITCHEN

UPVC double glazed window to the front with sea views. Modern gloss kitchen base and drawer units with marble effect grey and white work surface and splashbacks. Inset stainless steel sink unit with mixer tap. Inset electric cooker and hob with extractor hood over. Provision for washing machine and dishwasher and built in fridge. Matching range of wall mounted cupboards with underlighting and ceiling light. Ceramic tiled flooring.

## BEDROOM THREE

A single bedroom or office with dual aspect UPVC double glaze windows to the front, radiator, carpet, ceiling light.

## BEDROOM TWO

UPVC double glazed window to the rear, carpet, ceiling light, one double and one single built in wardrobes.

## BEDROOM ONE

UPVC double glazed window to the rear. Range of bedroom furniture with two wardrobes and overhead storage and built in dressing table. carpet, ceiling light and radiator. There is also a further double built in wardrobe.

## BATHROOM

A white modern bathroom suite with panelled bath and waterfall shower head over with glazed screen, mermaid boarding surrounds. Extractor fan, low level WC, pedestal wash hand basin, vinyl flooring, ceiling light.

## LOUNGE

A stunning room with a full height picture window to the front, giving uninterrupted sea views, along with

two other aspects to the rear. Carpet, three radiators, feature fireplace with marble hearth and backdrop.

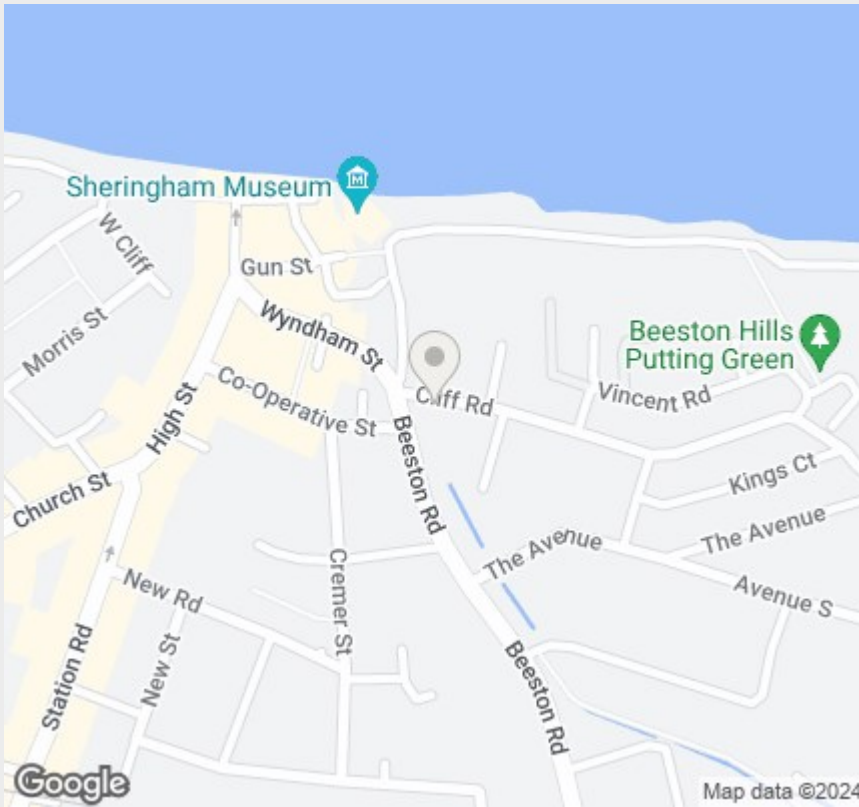
## OUTSIDE

There is a large carpark to the rear of the property with parking for one car and visitors parking space which is shared with the other apartments.

## AGENTS NOTE

The freehold is held by Victoria Court (Sheringham) Management Limited and each owner has shares in that management company and these will of course be transferred with the sale of this property. Apartment number 4 holds is leasehold with 999 years from 1990, it is responsible for a one-sixth share of the service charge. The service charge for 2024 was £2150, the council tax is currently commercially rated but previously was rated band D.




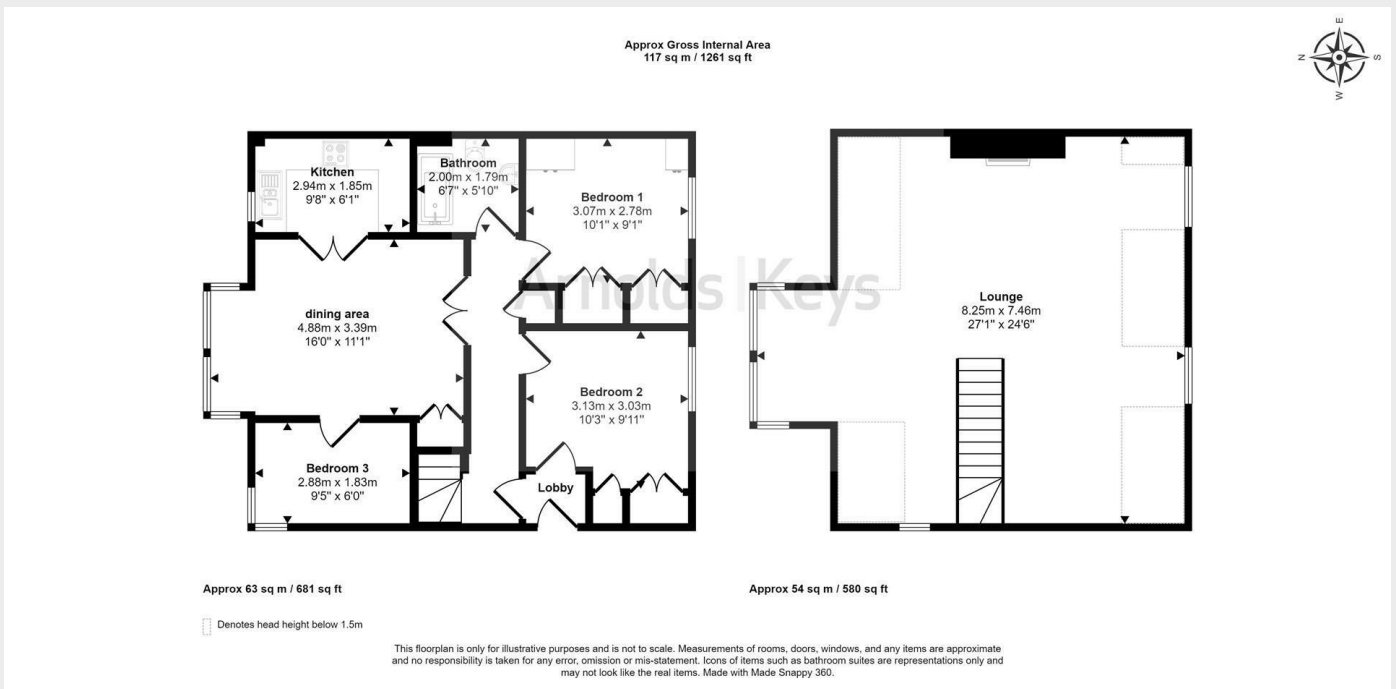


## Viewings

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>			
(81-91) <b>B</b>		<b>79</b>	<b>79</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 are 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.

