

# Arnolds | Keys



## 5 Seacliff, Sheringham, NR26 8BS

Price Guide £595,000

- No onward chain
- Extended living accommodation
- Rooftop terrace with panoramic views
- Two bathrooms
- Stunning seaviews
- Bi-fold doors to cliff terrace
- Five bedrooms
- Garage



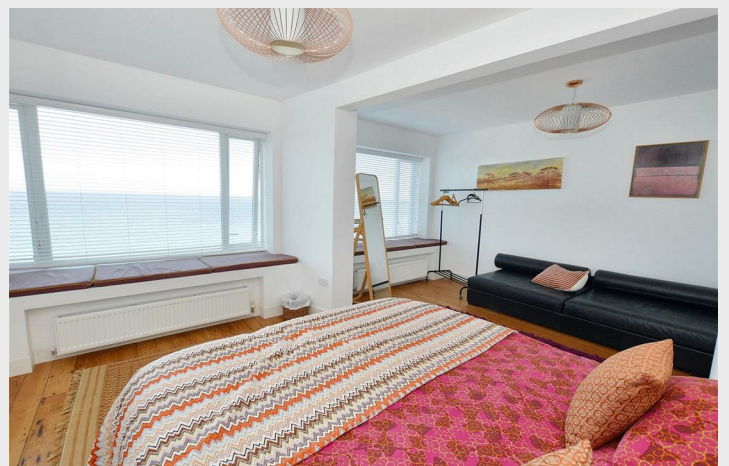
# 5 Seacliff, Sheringham NR26 8BS

Forming part of a chic terrace of seafront dwellings is this superb property offering the most stunning sea views from the principal accommodation and terrace. The property offers five bedrooms, two bathrooms and an extended living area with bi-fold doors opening to the terrace. Gas central heating is installed throughout and the windows are all UPVC sealed units. A number of art deco features will be found within the accommodation, providing a hint to its history.

The property is currently a successful holiday let but would be equally suitable for permanent use being just a short walk to the Town Centre.



Council Tax Band: Exempt



## ENTRANCE HALL

Part glazed entrance door, radiator, built in store cupboard, turning staircase to first floor.

## CLOAKROOM

Close coupled w.c., radiator, corner wash basin with tiled splashbacks, window to rear.

## KITCHEN

Range of white Shaker style units with wood work surfaces and tiled splashbacks. Inset sink unit, inset electric hob with oven beneath and stainless steel hood above. Provision for washing machine. Open plan design leading to:

## LOUNGE AND SNUG AREA

With polished wood floor, wood burning stove on tiled plinth, leading to:

## DINING ROOM

This has been formed from the ground floor extension and has full-width bi-fold doors to the terrace with stunning coastal views. The light floods through the lantern roof too, making this a lovely light area to dine. There are two radiators and the polished wood floor continues through this room. Provision for wall mounted TV.

## FIRST FLOOR

### LANDING

Stairs to second floor. Polished wood floor.

### SHOWER ROOM

Corner shower enclosure with mixer shower and mosaic tiled splashbacks, close coupled w.c., pedestal wash basin, wall mirror with light above, fitted airing cupboard, chrome heated towel rail.

### DRESSING ROOM

Polished wood floor, fitted window seat, radiator, window to front aspect with stunning views. This room is open plan to:

### BEDROOM 1

Polished wood floor, fitted window seat, radiator, window to front aspect with stunning views.

### BEDROOM 2

Radiator, window to rear, polished wood floor.

## SECOND FLOOR

Stairs to roof top terrace.

### BATHROOM

Panelled bath with mixer tap and shower attachment,

close coupled w.c., window to rear, pedestal washbasin with light over, chrome heated towel rail.

### BEDROOM 3

Polished wood floor, window to front aspect with stunning views, radiator.

### BEDROOM 4

Polished wood floor, window to front aspect with stunning views, radiator.

### BEDROOM 5

Polished wood floor, radiator, views over the Town to the rear.

## ROOFTOP TERRACE

With stunning panoramic views over the surrounding area.

## OUTSIDE

GARAGE in separate block at the rear. Communal rear courtyard with additional off-road parking. Cliff top terrace at the front.

## AGENTS NOTE

The property is freehold, has all mains services connected. The property is currently commercially rated but its previous Council Tax rating was band B. Please note: The property is currently let for holidays and viewings will be restricted to change over days. Please telephone the office to check viewing availability.





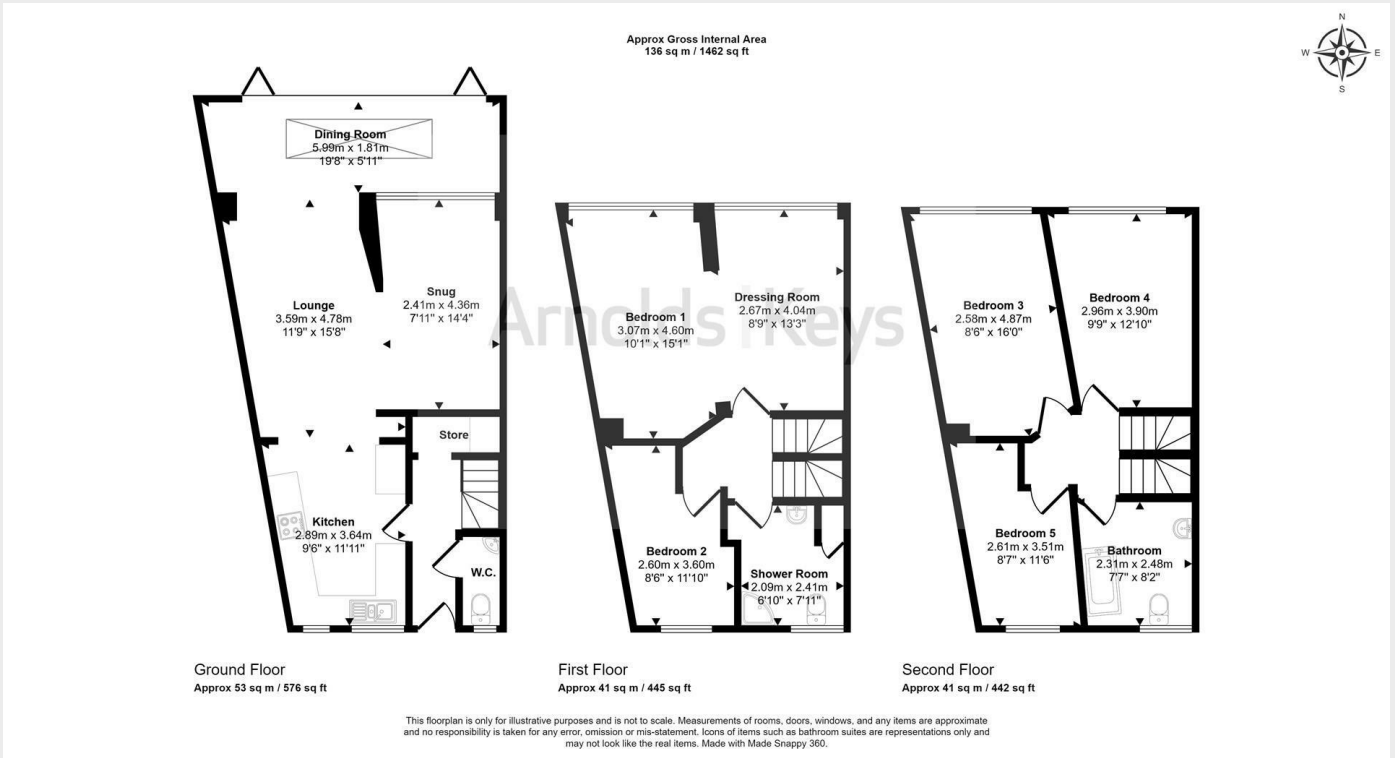


## Viewings

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>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</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.

