

made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

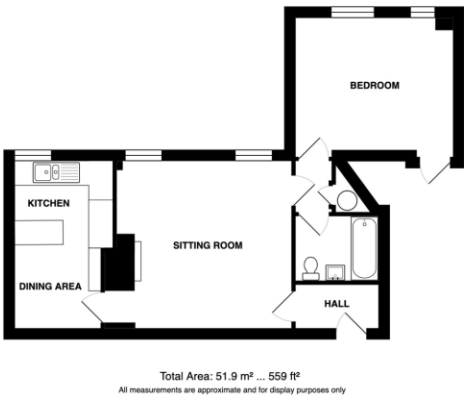
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is

strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Floor Plan



Data Protection Act
The Owner authorises Watsons and Yellow Brick Mortgages Ltd to process their personal information for the purposes of providing services associated with the business of an estate agent in accordance with their privacy policy (copies of which are available on request) but specifically excluding mailings or promotions by a third party.

Messrs Watsons for themselves and for the vendors or lessors of this property whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract and no person in the employment of Messrs Watsons has any authority to make or give any representation or warranty in relation to this property.

Consumer Protection Regulations
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Floor plans, when included, are not to scale and are intended to give a guide of the layout of the accommodation only. Adjoining properties are not shown.

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home for sale

17 Sheringham Court
Weybourne Road, Sheringham, NR26 8HF

Auction Starting Bid
£90,000
Leasehold

Situated in a historic converted Victorian hotel conveniently located within a gentle stroll of the local shops, beach and golf course, this second floor apartment with far reaching views of the golf course and sea, offers the buyer the opportunity to refurbish this home to suit their tastes.

- Immediate ‘exchange of contracts’ available - Sold via ‘Secure Sale’
- Spacious Sitting Room ● Kitchen ● Double bedroom with wardrobe
- Communal basement room ● Resident's parking ● Over 50's complex
- Updating required ● Newly refurbished externally ● Close to train and bus stations

Viewing strictly by
prior arrangement
with the agents

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Location

Sheringham is a popular coastal town situated on the North Norfolk coast, twixt sea and pine. It is an extremely popular location with a thriving town centre which has an excellent range of independent shops alongside a Tesco supermarket. Bus and rail links give access to the bustling city of Norwich.

The apartment is situated in a converted Victorian Hotel, well sited within a level walk of the town centre, train station, beach and for those who enjoy leisure pursuits, the golf course, leisure centre and bowls club are just a short stroll away!

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

The apartment is situated on the second floor of the building which has recently undergone a programme of external refurbishments. Upon entering from the Weybourne Road access, you will find the original reception hall with grand sweeping staircases to the first floor. A further entrance from the car park gives level entry into the building with stairs and lift access to the second floor. The property enjoys a westerly aspect with lovely views over rooftops toward the distant woodland of Sheringham Park in the sitting room and fitted kitchen/dining room, and to the golf course and sea from the bedroom. The property is in need of refurbishment which is reflected in the price but will give the new owners an opportunity to put their own tastes into this home.

One of the purchasers must be over 50. The lease prevents the keeping of pets and holiday lets.

The accommodation comprises;

Entrance Lobby

Electric consumer unit and the glazed door to;

Sitting Room

17' 0" reducing to 15' 6" x 13' 11" (5.18m x 4.24m) With two rear aspect uPVC double glazed windows offering lovely distant views towards Sheringham Park over rooftops, night storage heater, feature fireplace ideal for housing an electric fire, telephone point, glazed door to;

Kitchen/Dining Room

13' 10" x 7' 3" (4.22m x 2.21m) Fitted with a range of base units with working surfaces over matching wall units, tiled splashback, single bowl / single drainer sink with mixer tap, washing machine, freestanding cooker, fridge freezer, integrated extractor, larder cupboard, peninsular unit, night storage heater, rear aspect uPVC double glazed window offering views towards Sheringham Park over rooftops.

Inner Hall

With telephone point and built in cupboard housing lagged hot water cylinder and slatted shelves.

Double Bedroom

13' 1" x 11' 0" (3.99m x 3.35m) Two rear aspect uPVC double

glazed windows offering fabulous views over the golf course to the sea and to Sheringham Park in the distance. Night storage heater, wardrobe, fire door to communal hallway.

Bathroom

6' 11" x 5' 4" (2.11m x 1.63m) Fitted with a cream three-piece suite comprising pedestal basin with taps, low level WC, panelled bath with mixer tap and shower attachment, mirror light and shaver point, wall mounted fan heater, extractor fan, heated towel rail and part tiled walls.

Services

Mains electricity, water and drainage.

Outside

The property sits in well maintained grounds, which are mainly laid to shingle to provide off road parking for the residents and their visitors. This is edged by borders planted with hedging, mature trees and shrubs providing year-round colour and interest. There is vehicular access from Holt Road and pedestrian access off Weybourne Road. Please note there is a drying area in the basement of the building.

Local Authority

North Norfolk District Council, Holt Road, Cromer, NR27 9EN, Tel 01263513811.

Tel: 01263 513811

Tax Band: A

Services

Mains electricity, water and drainage.

EPC Rating

The Energy Rating for this property is D. A full Energy Performance Certificate available on request.

Tenure

Leasehold - We understand that the property is held on the balance of a 99 year lease from 19.3.1986.

Annual Ground Rent - £25

Annual Service Charge for 2024 - £2,160

Leasehold Properties

Long residential leases often contain clauses which regulate the activities within individual properties for the benefit of all owners. Such regulated activities often (but not always) include keeping pets, subletting and running a business from home. If you have any specific questions about the lease of this property please ask a member of staff.

Important Agent Note

Intending purchasers will be asked to provide original Identity Documentation and Proof of Address before solicitors are instructed.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be



Viewing (strictly by appointment with Watsons)

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