

home for sale

St Davids, 76 Avenue South  
, Sheringham, NR26 8DH

£550,000

Freehold

A striking detached Edwardian house still retaining some period features, arranged over three floors in a much sought-after location with fine views to the rear on the upper floors.

- Pretty South Facing Rear Garden ● Bright and Airy Sitting Room ● Good Size Dining Room ● 17' Kitchen ● Four Bedrooms ● Study/Home Office ● Bathroom and Shower Room ● Gas Central Heating and Double Glazing ● Summer House ● Arts & Crafts Features ● (Ref: NEE23179)

Viewing strictly by  
prior arrangement  
with the agents

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City, County and Coastal specialists ● [periodandprestige.co.uk](http://periodandprestige.co.uk)  
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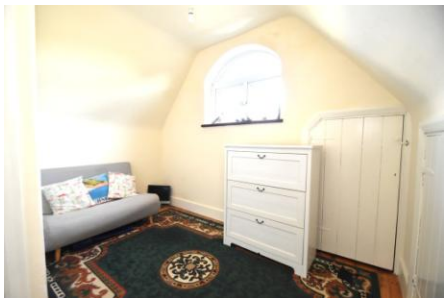
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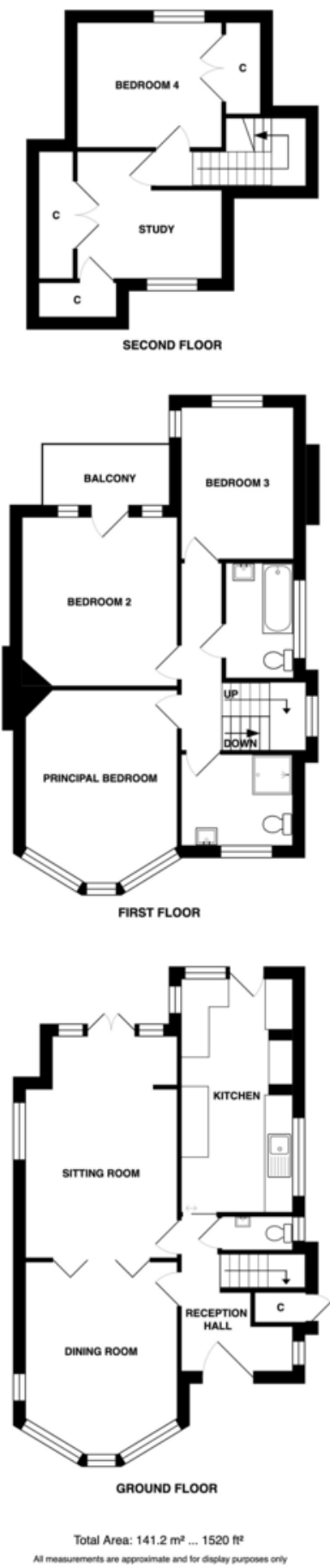
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Floor Plan



St Davids, 76 Avenue South  
Sheringham, NR26 8DH

Location

Sheringham is a picturesque town nestled in an Area of Outstanding Natural Beauty on the stunning North Norfolk coast, perfectly positioned between the sea and the enchanting Pretty Corner woods. Known for its bustling atmosphere, the town offers exceptional coastal and woodland walks, with Sheringham beach proudly holding Blue Flag status. The beach is complemented by a wide promenade that stretches the length of the town, ideal for seaside strolls.

A highly sought-after destination for both holidaymakers and retirees, Sheringham boasts a vibrant town centre with a fantastic range of independent shops, well-known brands, and a Tesco supermarket offering convenient short-term parking. Excellent bus and rail links provide easy access to Norwich, the lively cultural hub just 27 miles south, the charming Georgian town of Holt, 6 miles away, and Cromer, a delightful Victorian seaside town 4 miles along the coast.

Sheringham is well-equipped with modern amenities including a state-of-the-art health centre, dental services, theatre, and library. The Reef Leisure Centre and the town's renowned 18-hole cliff-top golf course offer further opportunities for recreation. Throughout the year, Sheringham hosts a variety of popular events such as the Viking Festival, Crab and Lobster Festival, Coastal Air Festival, Carnival, and the celebrated 1940s Weekend, ensuring there's always something to enjoy.

Sheringham combines coastal charm, natural beauty, and a warm community spirit, making it an exceptional place to visit or call home

Description

Designed, we understand by John Sidney Brocklesby a well known architect involved in designing a number of stylish properties in Sheringham this attractive detached house constructed in 1911 still retains a number of period features influenced by the arts and crafts movement.

Arranged over three floors with a glimpse of the sea from the top to the north, and delightful southerly views to the rear over gardens, roof tops and countryside beyond, the gas centrally heated and double glazed accommodation offers fantastic family space with two decent size reception rooms on the ground floor, both with doors to the reception hall but also folding doors between the rooms creating a total space extending to nearly 30' ideal for entertaining. There is also a spacious kitchen, all of which are accessed from the reception hall with its original black and white tiled floor. On the first floor there are three bedrooms, two of which are doubles, together with a family bathroom and separate shower room. On the second floor there is a further double bedroom and a

study/home office.

The south facing garden at the rear is a particular feature of the property and whilst not large it has a real cottage garden feel to it with well stocked beds and borders plus a good size terrace with summerhouse. We have included within the brochure photographs taken in May of last year of the front and rear of the house, and south facing garden.

The accommodation comprises:-

Entrance Canopy

8' 7" x 3' 4" (2.62m x 1.02m) With timber post and brackets, outside power points, quarry tiled floor, original door bell, entrance door to:-

Reception Hall

11' 7" x 9' 1" (3.53m x 2.77m) (Side Aspect) To include carpeted turning staircase to the first floor, double radiator, dado rail, picture rail, most attractive original black and white tiled floor.

Cloakroom

4' 10" x 2' 5" (1.47m x 0.74m) (Side Aspect) With white suite comprising of low level W.C. and wall mounted hand basin, fully tiled walls,, vinyl flooring.

Sitting Room

12' 5" x 11' 3" (3.78m x 3.43m) (plus 9' 4" x 3' 8") (Rear Aspect) With French doors and side windows leading to the rear garden, stripped pine floor, plate rack, original folding doors to:-

Dining Room

14' 0" (into bay) x 11' 3" (4.27m x 3.43m) (Front Aspect) Two wall light points, stripped pine floor, door to the reception hall.

Kitchen

17' 4" x 8' 2" (5.28m x 2.49m) (Side and Rear Aspect) Attractively fitted and comprising inset 1.5 bowl single drainer stainless steel sink unit with mixer tap and cupboard under, space and plumbing for automatic washing machine and tumble dryer, base cupboard and drawer units with work surfaces over, further space for fridge and freezer, built-in shelved double cupboard, wall mounted gas fired Worcester boiler which serves the central heating and domestic hot water, double radiator, double wall cupboard, cooker point, part tiled walls, vinyl flooring, uPVC double glazed door to the rear garden.

First Floor

Landing

14' 2" x 2' 11" (4.32m x 0.89m) (minimum) Radiator, carpeted turning staircase to the second floor, dado rail,





picture rail, carpet.

**Principal Bedroom**

14' 7" (into bay) x 11' 3" (4.44m x 3.43m) (Front Aspect) A most attractive original cast iron fireplace with original tiled hearth, double radiator, stripped pine floor and picture rail.

**Bedroom 2**

12' 5" x 11' 2" (3.78m x 3.4m) (Rear Aspect) Attractive original cast iron fireplace with original tiled hearth, double radiator, stripped pine floor and picture rail. uPVC double glazed door to:-

**Balcony**

9' 11" x 4' 5" (3.02m x 1.35m) With most attractive views over surrounding gardens, roof tops and countryside beyond.

**Shower Room**

8' 3" x 6' 8" (2.51m x 2.03m) (Front Aspect) With white suite comprising of tiled corner shower cubicle, low level W.C. and pedestal hand basin with tiled splashback, radiator, vinyl flooring, picture rail.

**Bedroom 3**

11' 5" x 8' 3" (3.48m x 2.51m) (Side and Rear Aspect) Original cast iron fireplace, double radiator, stripped pine floor, picture rail. Attractive views over surrounding gardens, roof tops and countryside beyond.

**Bathroom**

8' 7" x 4' 11" (2.62m x 1.5m) (Side Aspect) With white suite comprising of twin grip panel bath, pedestal hand basin and low level W.C., radiator, fully tiled walls, vinyl flooring.

**Second Floor**

**Small Landing**

With carpet.

**Bedroom 4**

10' 9" x 9' 3" (3.28m x 2.82m) (Rear Aspect) Double radiator, eaves cupboard, stripped pine floor. Most attractive views over surrounding gardens, roof tops and countryside beyond.

**Study/Bedroom 5**

10' 10" x 9' 6" (3.3m x 2.9m) (6' 5" minimum) (Front Aspect) An L shaped room with double radiator, eaves storage cupboards, stripped pine flooring. Views over roof tops towards the sea.

**Outside**

Attractive front garden laid to grass and artificial grass with a variety of established spring flowers, perennials, shrubs, bushes and roses, together with yew tree and honeysuckle. Gated side access with concrete path, outside tap and light leads through to a most attractive south facing rear garden with generous terrace, TIMBER GARDEN SHED (6' x 2' 9") and SUMMERHOUSE (9' 6" x 5' 9") with double glazed doors. Steps lead down to an area of lawn with established cottage gardens with a variety of spring flowers, shrubs, bushes and trees. An arch with established climbers leads to a small paved patio and TIMBER GARDEN SHED (7' 9" x 5' 9").

**Services**

Mains water, electricity, drainage and gas are available.

**Local Authority/Council Tax**

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN  
Tel: 01263 513811  
Tax Band: D

**EPC Rating**

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

**Important Agent Note**

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

**We Are Here To Help**

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these sales particulars, please contact us before viewing and we will do our best to answer any questions you may have.