



NORFOLK HEIGHTS

Sedgeford Road, Docking, PE31 8PW
Guide Price £150,000

BROWN & CO

LOCATION

Norfolk Heights is just a couple of minutes drive from both Docking in one direction and Sedgeford in the other.

Docking is a picturesque village in the north western corner of Norfolk also noted as being one of the highest points on the county. The centre of the village is just a mere five-minute drive away and there you will find a small supermarket with a post office, a pub, fish and chip shop, village playing field, primary school and much more, including a Farmers Market.

Sedgeford is another pretty village with a village pub and roads leading to Heacham, Snettisham, Ringstead and Thornham.

The property is ideally located for easy access to the outstanding coastline of North Norfolk, with beautiful Brancaster Beach just 4 miles away and Burnham Market with its array of shops, pubs and restaurants is just under 15 minutes away.

DESCRIPTION

16 Norfolk Heights is a charming one bedroom apartment situated in Norfolk Heights just outside Docking. This apartment has lots to offer, whether you are seeking the perfect bolthole, main residence, or long term let investment in North Norfolk.

It features a large sitting / dining area, separate kitchen, spacious double bedroom and shower room. All 22 apartments and cottages have the benefit of being able to use the communal gardens and grounds that Norfolk heights is situated in, including a large resident parking area and drying green.

The apartment is accessed via a main entrance door, followed by a broad staircase to the first floor landing. Upon entry to the apartment, on your immediate left is the shower room.

The sitting / dining room is flooded with natural light streaming in through the two windows, which look out to the side of the building. There are two steps up to the kitchen which has both floor and wall units providing ample storage along with plumbing for a washing machine, space for an oven and undercounter fridge.

The bedroom lies to the rear of the property with a window looking out over the rear grounds, this is a spacious room with plenty of space for a double bed and bedroom furniture.

OUTSIDE

Norfolk Heights is an iconic Norfolk building, formally a Victorian Workhouse built in 1836 by John Browne and since then has been repurposed twice.

The first notable repurposing of Norfolk Heights was in 1916 during World War One, when the military took command of the building to use as an officers mess for Sedgeford airfield.

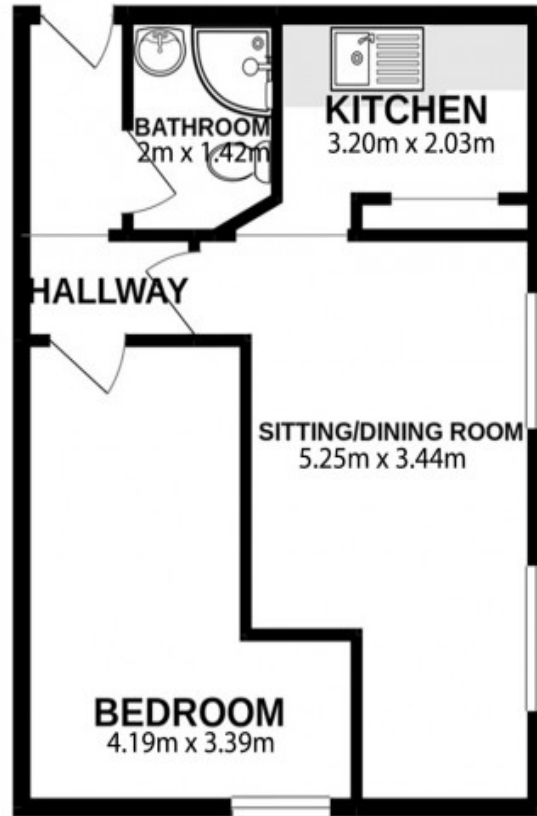
More recently in 1989 it was converted into housing. Situated in extensive gardens and grounds that are managed by the residents association, in addition to this Norfolk Heights residents have use of a communal drying area and driveway leading to the rear of the property to a large gravelled parking area for residents.

Tenure: Leasehold - 1000 years from 1st January 1993.



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16 Norfolk Heights Docking
approx total floor area : 37.96m²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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