

LEASEHOLD



Apartment

# SHERINGHAM COURT WEBOURNE ROAD SHERINGHAM NR26 8HF

Offers In Excess Of

£200,000

## FEATURES

- Lower Ground Floor
- Generously Sized
- Former Hotel
- Ensuite and Bathroom
- Courtyard Garden
- Two Bedrooms
- Nice Kitchen
- Period Features
- Allocated Storage
- Allocated Space



## 2 Bedroom Apartment located in Sheringham

Welcome to the charming seaside town of Sheringham, this spacious and light-filled lower ground apartment presents an exceptional opportunity for those seeking a comfortable and convenient lifestyle. Ideally located just a short stroll from the vibrant town centre, stunning beaches, and a highly-rated golf course, making it perfect for both relaxation and recreation. Sheringham station has classic steam trains to step back in time.

Upon entering, you will find a thoughtfully designed layout that features electric heating, ensuring warmth and comfort throughout. The stylish sitting room serves as an inviting space for unwinding or entertaining guests, while the well-equipped fitted kitchen seamlessly connects to a charming dining room, creating a warm and functional living environment. The apartment boasts two generously sized bedrooms and two modern bathrooms, providing ample space for residents and visitors alike.

Outside, residents will appreciate the convenience of a large car park, which includes dedicated parking for two cars, along with a visitor parking space. This feature enhances the overall appeal of the property, making it an ideal choice for families or those who enjoy hosting guests.

Sheringham itself is a delightful small town set in an area of Outstanding Natural Beauty along the North Norfolk coast, nestled between the sea and the picturesque Pretty Corner woods. Known as a popular holiday destination, the town centre offers an excellent range of independent shops alongside a supermarket. Families will find schools for all ages, including several esteemed public schools within a few miles. The town is well-connected with bus and rail links to the bustling city of Norwich and nearby towns such as Holt and Cromer. Additionally, residents can enjoy local amenities including a modern health centre, dentist, theatre, library, and the Reef Leisure Centre, as well as the magnificent 18-hole cliff-top golf course.

This apartment is a rare find.

### Communal Entrance

Grand entrance to this attractive former hotel building, ornate over door woodwork, doors to apartments and lobby. Private door to this apartment through the lobby and downstairs. Entry phone system.

### Private Hall

Doors to the sitting room, bedroom two and the bathroom.

### Bedroom Two

11'8 x 10'0

Double glazed windows to the side, overlooking a small courtyard, wardrobe and wall mounted electric radiators.

### Family Bathroom

Panel bath with aqua board splash back, wash hand basin and wc, heated towel rail, airing cupboard.

### Sitting Room

19'8 x 17'2 plus alcove

Double glazed double doors out to the courtyard, double glazed windows to the side, double glazed window to the alcove which is a perfect place to have a small desk or reading space. Feature fireplace with inset electric fire gives this generous sized room a focal point, ideal for a cosy night in. Electric radiator and door to the dining room.

### Dining Room

12'4 x 6'11

Double glazed window to the rear, electric radiator, door to principal bedroom and opening through to the kitchen.



### Kitchen

11'1 x 10'4

A really nice sized kitchen perfect with a range of base and wall mounted units, , sink unit, tiled splash backs, integrated appliances to include electric hob, extractor fan over, double oven and space for microwave, dishwasher and washing machine and tiled floor.

### Principal Bedroom

12'4 x 9'5

Double glazed window to the rear, electric radiator and door to the ensuite.

### Ensuite

Shower cubicle, wc and wash hand basin. Tiled walls and floor, heated towel rail.

### Outside

The grounds are well maintained and also has the allocated parking space plus a visitors space available. The courtyard which is used with this home is at the rear accessed via the French doors from the sitting room. There are two sets of stairs leading to the communal entrance and one directly to the car park. Each apartment has use of a storage area and a communal laundry room. Over all a perfect location to walk into the town or a stroll to the beach. If you love railways then Sheringham Station is a must.





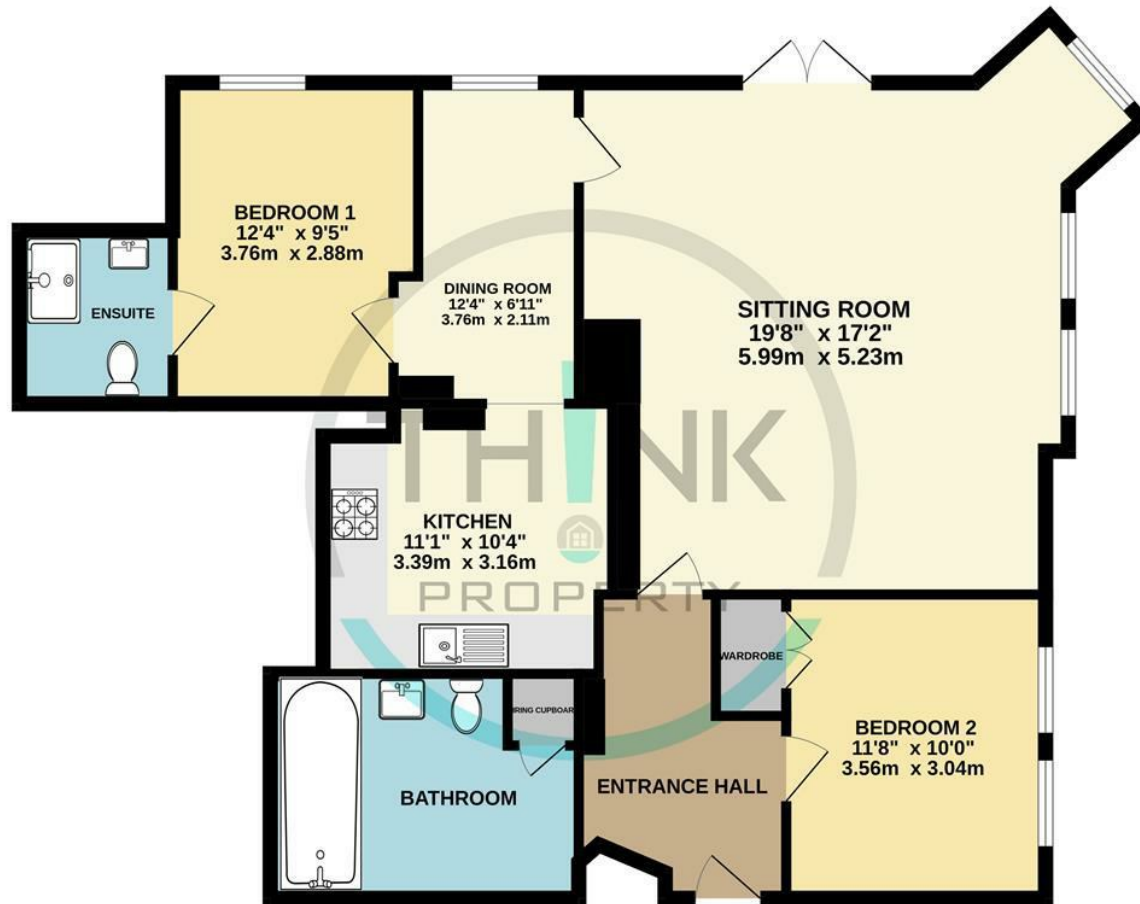
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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

**A**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these 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.

