



Introducing
High Street, Wells-Next-The-Sea

SOWERBYS

Upon arrival to the property, prospective tenants are immediately welcomed into a boot room which doubling up as a snug provides access to the well-appointed ground floor accommodation.

Home to an abundance of both cupboard & worktop units, the bespoke fitted kitchen is perfect for those looking to display their culinary skills. The fully equipped kitchen is offered with an integral electric oven, hob, fridge freezer and a dishwasher.

Neighbouring the kitchen, prospective tenants will find the cosy sitting room which boasts versatile dimensions for all traditional furnishings. Completing the ground floor accommodation is a bathroom comprising a walk-in shower, wash basin and WC with fitted units providing space for both a washing machine and tumble dryer.

A staircase located in the sitting room leads prospective tenants to the first-floor bedroom and bathroom accommodation.

Both the primary and second bedrooms within this coastal retreat are comfortable double rooms which featuring decorative fireplaces, allow for traditional furnishings. The third bedroom, a single room could alternatively be utilised as an office/study for those working remotely. Complimenting the bedrooms is a bathroom comprising a shower, wash basin, WC and a heated towel rail.

Externally, the property benefits from a detached brick-built outhouse which again newly renovated could be utilised as a further reception space, a gym, art studio or an office. The property also benefits from a private, low maintenance, hard landscaped courtyard style garden, perfect for El Fresco dining. Prospective tenants can find on street parking just a short walk away.

Available Now.

WELLS-NEXT-THE-SEA

Wonderful Wells-next-the-Sea beckons with its sandy beach and charming candy-striped huts, drawing day trippers and holidaymakers. However, it offers much more for those considering it as a permanent residence.

Explore the surrounding waterways aboard Coastal Exploration Company's wooden sailing boats or try stand-up paddle-boarding with Barefoot SUP for an active adventure. Behind the bustling harbour, seek out sought-after fishermen's cottages or apartments with sea views in converted buildings. Further afield, discover spacious grand houses and new-build developments ideal for families and downsizers. The town boasts a lively community with schools, a GP surgery, and a library.

Delve into culture at Wells Maltings, a heritage centre with a theatre, cinema, gallery, and café-bar. Browse local galleries like The Staithe Gallery, Gallery Plus, and Quay Art for unique artwork. Explore Nomad and the Bowerbird for homewares, Christopher William Country for country clothing, and Ele and Me for eco-friendly children's items. For culinary delights, visit Arthur Howell's traditional butcher or The Real Ale Shop at Branthill Farm.

Dine at The Globe Inn or Crown Hotel for meals overlooking the green, or indulge at Michelin-starred Morston Hall. For a simpler pleasure, enjoy fish and chips from French's on the harbour wall as the sun sets over the water.

Imagine yourself here – could Wells-next-the-Sea be your dream coastal home?

AGENTS NOTES

No Pets

Unfurnished

Available Now

Gas Central Heating

12 Month Initial Tenancy

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

LOCATION

What3Words: [///downs.rests.tasters](#)



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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