



Introducing  
1 Brig Square  
Wells-Next-The-Sea

**SOWERBYS**

The owners have lovingly refurbished both number 1 and number 2 Brig square with contemporary styling. An open living area on the ground floor with traditional Norfolk winder stairs up to a lovely king sized bedroom, a good sized twin bedroom with sloping ceilings can be found on the second floor.

The cottage has the advantage of a private parking space and a small outside terrace to the front. Within walking distance is a splendid sandy beach, picturesque quay and the bustling town centre of Wells, with its great selection of independent shops, cafes, pubs and restaurants.

Fired by gas central heating, the property is 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 B.

#### **ENERGY EFFICIENCY RATING**

D. The reference number or full certificate can be obtained from Sowerbys upon request.

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: ///being.flirts.overpower







# 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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