



## CLIFF ROAD SHERINGHAM, NR26 8BJ

£210,000  
LEASEHOLD - SHARE OF FREEHOLD

Offered with no onward chain is this beautifully presented first floor apartment offering three bedrooms and with the benefit of a garage and views of the sea. The property forms part of a small block of just three apartments located just a stone's throw from the East promenade and a short walk to the shops.

Offered with a long lease and a share of the freehold, this apartment offers an excellent opportunity to provide a lovely seaside home for both permanent or holiday use, however it may not be sub-let for holidays. The accommodation has full gas fired central heating and sealed unit glazing.

  
Residential Sales & Lettings

## CLIFF ROAD

- Highly sought after coastal town
- Chain free
- walking distance to beach & town
- Lease with share of the freehold
- Seaviews
- Three bedrooms
- Garage & parking
- fitted kitchen
- Large Lounge diner
- Viewing highly recommended



### Overview

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### Sheringham

#### Communal entrance hall

With stairs to first and second floors, secure telephone entry system. Stair lift (exclusively owned by this apartment), views of the sea from the first floor landing.

#### Dining room

Part glazed entrance door to the landing. Radiator, high level window to side aspect, door to:-

#### Kitchen

Fitted with a comprehensive range of base and wall storage cupboards, laminated work surfaces and tiled splashbacks. Inset electric hob unit with filter hood above and electric oven beneath, inset sink unit,

provision for automatic washing machine, wall mounted combination boiler providing central heating and domestic hot water. Window to rear aspect with views to the sea.

#### Inner hall

Coats hanging space, radiator.

#### Bathroom

Fitted airing cupboard with radiator. Panelled bath with mixer shower above, tiled walls, close coupled w.c., pedestal wash basin, radiator, heated towel rail. wall mirror, electric shaver light/point, window to side aspect.

#### Lounge

A lovely light room with windows to three aspects including a bay window to the front aspect. Radiator, TV aerial point, brick fire surround with point for electric fire if required.

#### Bedroom 1

With large bay window to front aspect, radiator, range of fitted bedroom furniture to include wardrobe cupboards and overhead cupboards. TV point.

#### Bedroom 2

With window to rear aspect providing a view of the sea. Radiator, range of fitted bedroom furniture to include wardrobe cupboards and overhead cupboards.

#### Bedroom 3/ Home office

With radiator and window to front aspect.



### Outside

At the rear of the property is a lock up GARAGE with electric door and a personal rear door opening to the communal COURTYARD. Also to the front of the property is an area designated to visitors parking.

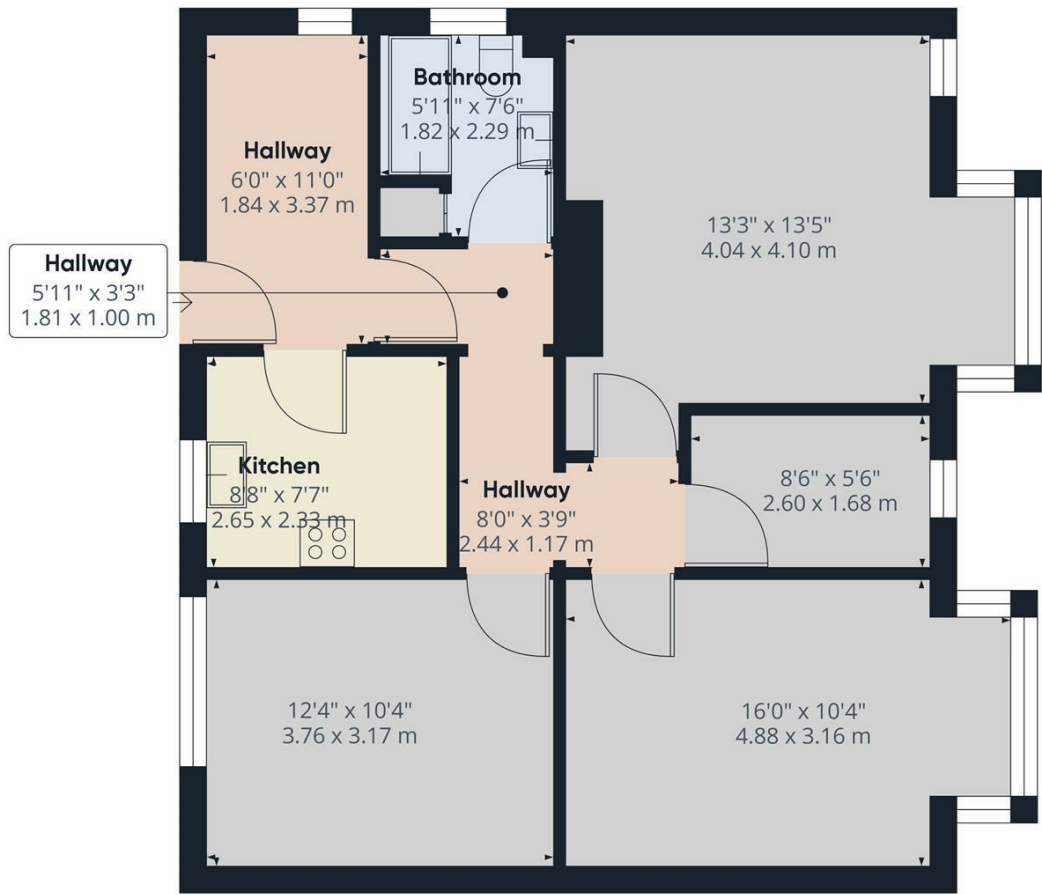
### Agents note

The property has the benefit of all mains services, is sold with the balance of a 999 year lease from August 2018 and a share of the freehold too. The Service Charge/Ground Rent is currently £100 per month. Please note that the lease precludes Holiday Letting.

EPC - Current 69C Potential 81B

## FLAT 2, 23 CLIFF ROAD





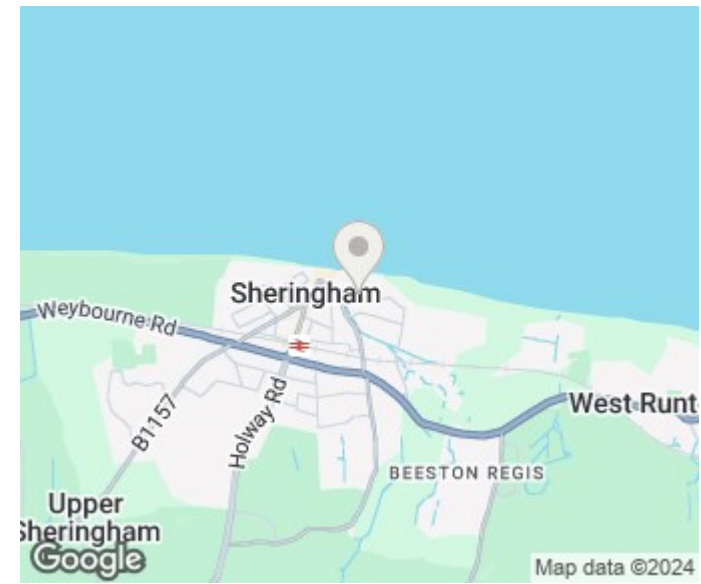
Approximate total area<sup>(1)</sup>  
785.77 ft<sup>2</sup>  
73 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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>		<b>81</b>
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	