



PRICE GUIDE

£550,000

New Road, Sheringham, NR26 8EB

Arnolds | Keys



THE PROPERTY

1 New Road, Sheringham, NR26 8EB

A wonderful opportunity to acquire a charming period home with a modern, self-contained annexe at the rear. Rosebank is a superb home of character, sympathetically re-furbished retaining as much of the original features as possible yet with modern touches too. The main property offers four bedrooms and two bathrooms with a conservatory and study adding flexibility to the accommodation. There is off-road parking and a delightful courtyard garden too.

The property has gas central heating and is located just a stone's throw from the Town Centre and a short walk to the beach and transport facilities; an ideal property for those seeking a home with potential income too.



A beautiful home of character with modern, self-contained annexe at the rear. Each just a stone's throw from the Town Centre and Beach. An ideal opportunity for a home and income.



INTERNAL

Property Details

ENTRANCE HALL

Original, part-glazed entrance door, original tiled floor, radiator, staircase to first floor with understairs store cupboard and fitted recess with upholstered seat, coats hanging space and shoe storage.

SITTING ROOM

With bay window to front aspect, period style fire surround with tiled inserts, provision for TV, radiator.

BEDROOM 1

(Formerly the dining room with window to side aspect, part-glazed door to rear lobby, tiled and timber fire surround, radiator.

REAR LOBBY

With part-glazed door to rear courtyard, door to Study, fitted dresser unit leading to:

KITCHEN

A contemporary range of base and wall cabinets with composite work tops and complementary, metro tiled splashbacks. Island unit with inset electric hob, built-in electric oven, integrated fridge/freezer, inset sink unit, provision for washing machine, integrated dishwasher, window to rear aspect, door to:

SHOWER ROOM

Level entry shower enclosure with mixer shower and screen. Vanity wash basin with cupboard beneath, close coupled w.c., part panelled and part tiled walls, chrome heated towel rail. Window to rear aspect.

STUDY

Door to front aspect and off-road parking space. Radiator, open to:

CONSERVATORY

Of UPVC construction on brick base, door to courtyard, radiator.

LANDING

Access to roof space.

BEDROOM 2

Window to front aspect, radiator, provision for TV.

BEDROOM 3

Window to rear aspect, vanity wash basin in period surround, period fire surround with timber mantel.

BEDROOM 4

Radiator, window to front aspect.

BATHROOM

Window to rear aspect, corner bath with mixer tap and shower attachment, pedestal wash basin, close coupled w.c., heated towel rail, part tiled walls, wall-mounted cabinet.

ANNEXE

OPEN PLAN LOUNGE/DINER/KITCHEN

With glazed double doors to courtyard, provision for TV, small range of fitted base and wall cabinets with worktops and tiled splashbacks, inset electric hob with filter hood above and electric oven beneath, provision for washing machine and space for refrigerator. Door to:

BEDROOM

Glazed door to veranda, door to:

ENSUITE SHOWER ROOM

Level entry shower enclosure with independent electric shower, pedestal wash basin, close coupled w.c., heated towel rail, window to rear aspect.

OUTSIDE

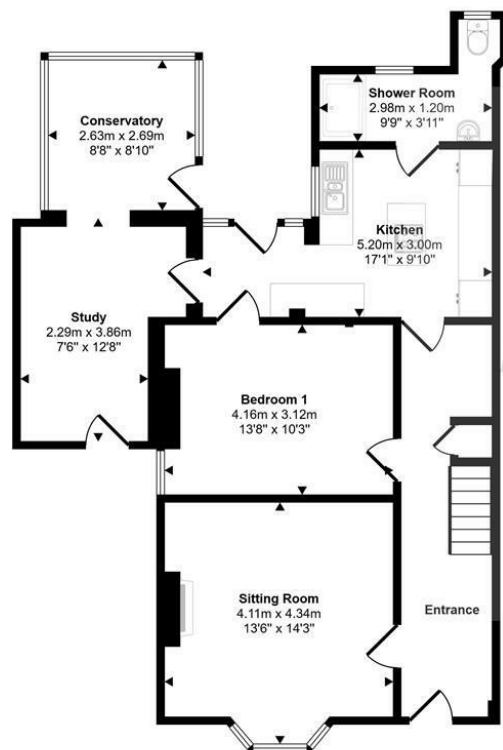
Timber OFFICE fully insulated and with power and lighting. Aluminium GREENHOUSE. To the front of the property is a small walled garden area. The rear garden is fully enclosed and arranged as a courtyard style with a central seating area for alfresco dining. There is a pedestrian access at the rear, leading back to New Road and Cremer Street.

AGENTS NOTE

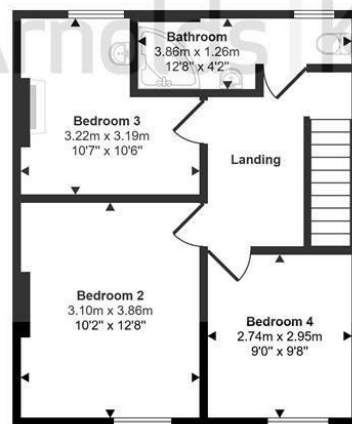
The property is Freehold, has all mains services connected. The main property has a Council Tax Band of C and the Annex is A.



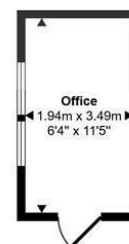
Approx Gross Internal Area
155 sq m / 1664 sq ft



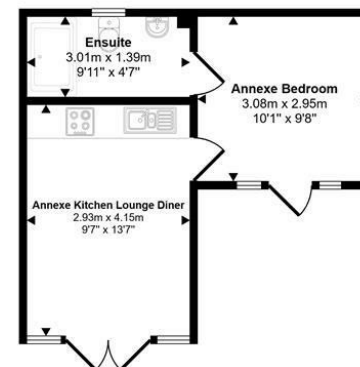
Ground Floor
Approx 78 sq m / 843 sq ft



First Floor
Approx 43 sq m / 464 sq ft



Office
Approx 7 sq m / 73 sq ft



Annexe
Approx 26 sq m / 284 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

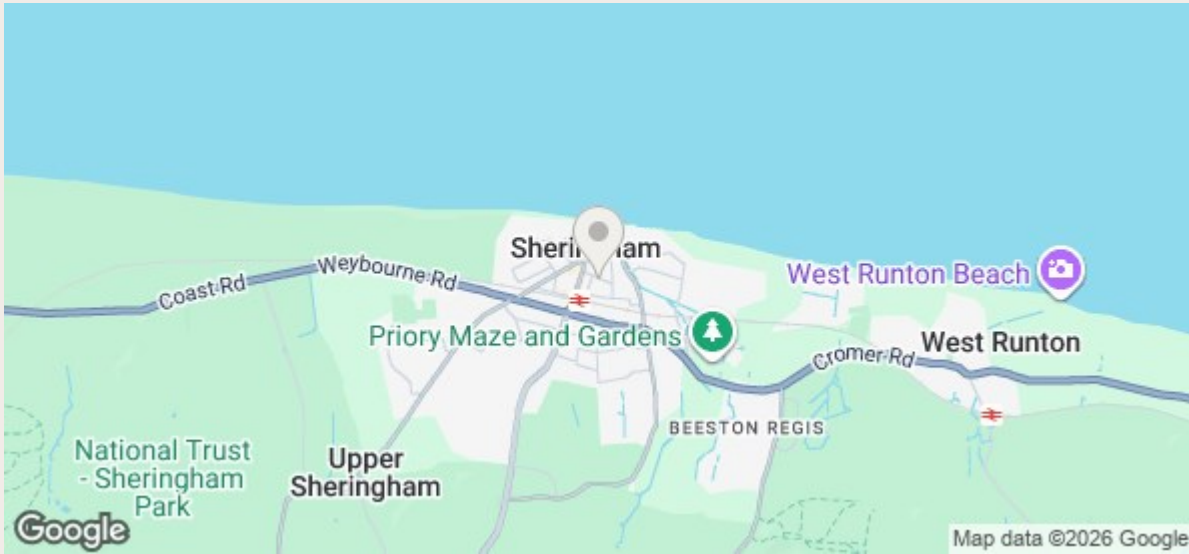


EXTERNAL

Property Details

To the front of the property is a small walled garden area. The rear garden is fully enclosed and arranged as a courtyard style with a central seating area for alfresco dining. There is a pedestrian access at the rear, leading back to New Road and Cremer Street.





LOCATION

1 New Road, Sheringham, NR26 8EB

Sheringham is a charming seaside town on the north Norfolk coast, famous for its beautiful beach, traditional character and stunning coastal scenery. The town has a lively atmosphere, with independent shops, cafés and restaurants lining its streets. Sheringham’s sandy beach is popular with visitors who enjoy swimming, walking and relaxing beside the sea. The town is also home to the Sheringham Museum, which explores the area’s rich fishing and maritime history. One of its most popular attractions is the North Norfolk Railway, where steam trains travel between Sheringham and Holt through picturesque countryside.

Energy Performance Certificate

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

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