

THE STORY OF

# Flat 18 Loudwater Court

*Sheringham, Norfolk*



**SOWERBYS**



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# Flat 18 Loudwater Court

Sheringham, Norfolk  
NR26 8BP

Wonderful Coastal  
Location in Sheringham

Glorious Sea Views and  
Communal Cliff-Top Garden  
with Panoramic Outlook

Bright Open-Plan Kitchen  
and Reception Space

Generous Double Bedroom

Stylish and Modern Bathroom

Recently Renovated Throughout

Ample Resident  
Parking Available

Private Garage with  
Light and Power

Turn-Key Top Floor  
Seaside Apartment

SOWERBYS HOLT OFFICE  
01263 710777  
holt@sowerbys.com

Positioned in a wonderful location, this top floor apartment enjoys glorious sea views and a peaceful setting, while remaining within easy reach of Sheringham's amenities and seafront.

The accommodation centres around a bright and sociable open-plan kitchen and reception space, thoughtfully designed to maximise both comfort and practicality. This welcoming living area provides an ideal place to relax or entertain while enjoying the coastal outlook.

The property offers a generous double bedroom complete with fitted cabinetry, providing excellent storage while maintaining a clean and contemporary feel. A stylish, modern bathroom completes the accommodation.

The recent renovation has been extensive, with significant upgrades including a new heating system and water system, ensuring the property is efficient and ready to enjoy immediately.

Residents also benefit from access to a delightful communal cliff-top garden with benches, providing a wonderful vantage point to sit and enjoy the panoramic sea views.

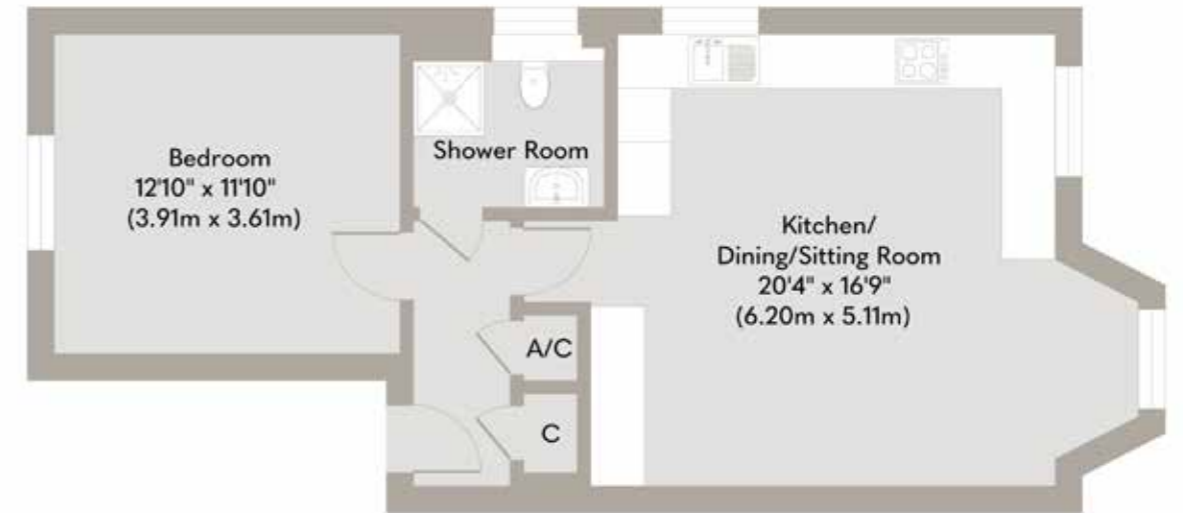
Outside, there is ample parking available, along with the added benefit of a private garage with light and power, ideal for storage or additional flexibility.

Turn-key and beautifully finished, this is an ideal seaside retreat in one of North Norfolk's most popular coastal towns.



We love the stunning sea views and direct access to the beach. Plus, having the town centre just a short walk away is perfect for us.





Approximate Floor Area  
575 sq. ft  
(53.41 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Sheringham

ALL ABOARD TO THE SUBLIME SEASIDE

Sheringham, a traditional seaside town, blends history with vibrant community life. Established around 900 AD by a Viking warlord, it evolved into a bustling farming and fishing town. The arrival of the railway in the 19th century transformed Sheringham, fostering a mix of architectural styles that still charm today.

The town boasts a thriving high street with independent shops and tourist spots. Nearby, the North Norfolk Railway offers nostalgic steam and diesel train rides to Holt. Down at the Blue Flag beach, visitors enjoy stone-skimming and coastal views.

Sheringham's heritage shines at The Mo museum, featuring retired lifeboats and insights into the Sheringham Shoal Offshore Wind Farm. The Sheringham Little Theatre, a local gem, hosts renowned actors and vibrant seasonal shows, while The Hub offers a cozy community café atmosphere.

The town celebrates its Viking roots with annual themed events, including a Crab and Lobster Festival with Cromer and a lively August carnival. Nature lovers can escape to Beeston Bump for stunning coastal panoramas or explore Repton Walk in Sheringham Park for sweeping countryside views.

Sheringham is not just a town but a vibrant community nestled between sea and countryside, offering a perfect blend of heritage, nature, and coastal charm.



## Note from the Vendor



“We would describe our home as coastal, breathtaking, and wonderfully relaxing.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

### COUNCIL TAX

Band A.

### ENERGY EFFICIENCY RATING

E. Ref:- 1400-3213-0222-5100-3723

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Leasehold, with a term of 999 years from 1978.

Service Charge: £142 per month. Ground rent: £10 per year.

No pets or holiday letting are permitted.

### LOCATION

What3words: ///awaiting.cupboards.bulky

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

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