



THE STORY OF

# 88 Beeston Road

*Sheringham, Norfolk*

SOWERBYS



THE STORY OF

# 88 Beeston Road

Sheringham, Norfolk  
NR26 8EJ

---

Characterful 1930s Semi-Detached  
Home Set Over Three Floors

Sociable Open-Plan Kitchen/Dining with  
Feature Fireplace and Integrated Appliances

Full-Width Conservatory with  
Additional Wet Room

Light-Filled Sitting Room with Half-  
Bay Window and Focal Fireplace

Modern Four-Piece Family Bathroom  
with Walk-In Shower

Large Loft Conversion with Three Velux  
Windows Suitable for a Variety of Uses

Driveway Parking for up to Three Vehicles

Mature Rear Garden with Patio and  
Substantial Powered Workshop

Close to Beeston Bump, Coastal Paths  
and Sheringham Town Amenities

---

**SOWERBYS HOLT OFFICE**  
01263 710777  
holt@sowerbys.com





Tucked along the much-loved Beeston Road and only a gentle stroll from Sheringham's cliff tops, 88 Beeston Road is a home that instantly welcomes you in. The charm of its 1930s heritage is felt the moment you step through the door - soft light, generous spaces and thoughtful touches combine to create a sense of comfort and calm.

At its heart lies the beautifully designed kitchen and dining room, a space made for gathering. With its feature fireplace, modern fittings and French doors opening to the conservatory, it's a room that invites slow breakfasts, lively evenings and everything in between. The conservatory itself stretches across the back of the home, filled with daylight and complete with a handy wet room - perfect after sandy beach walks or long days spent in the garden.

At the front of the house, the sitting room offers a peaceful spot to unwind, framed by its half-bay window and focal fireplace. Upstairs, three cosy bedrooms and a beautifully finished four-piece bathroom provide a restful retreat for family and guests. Climb one more level to the large loft conversion with three velux windows suitable for a variety of uses.

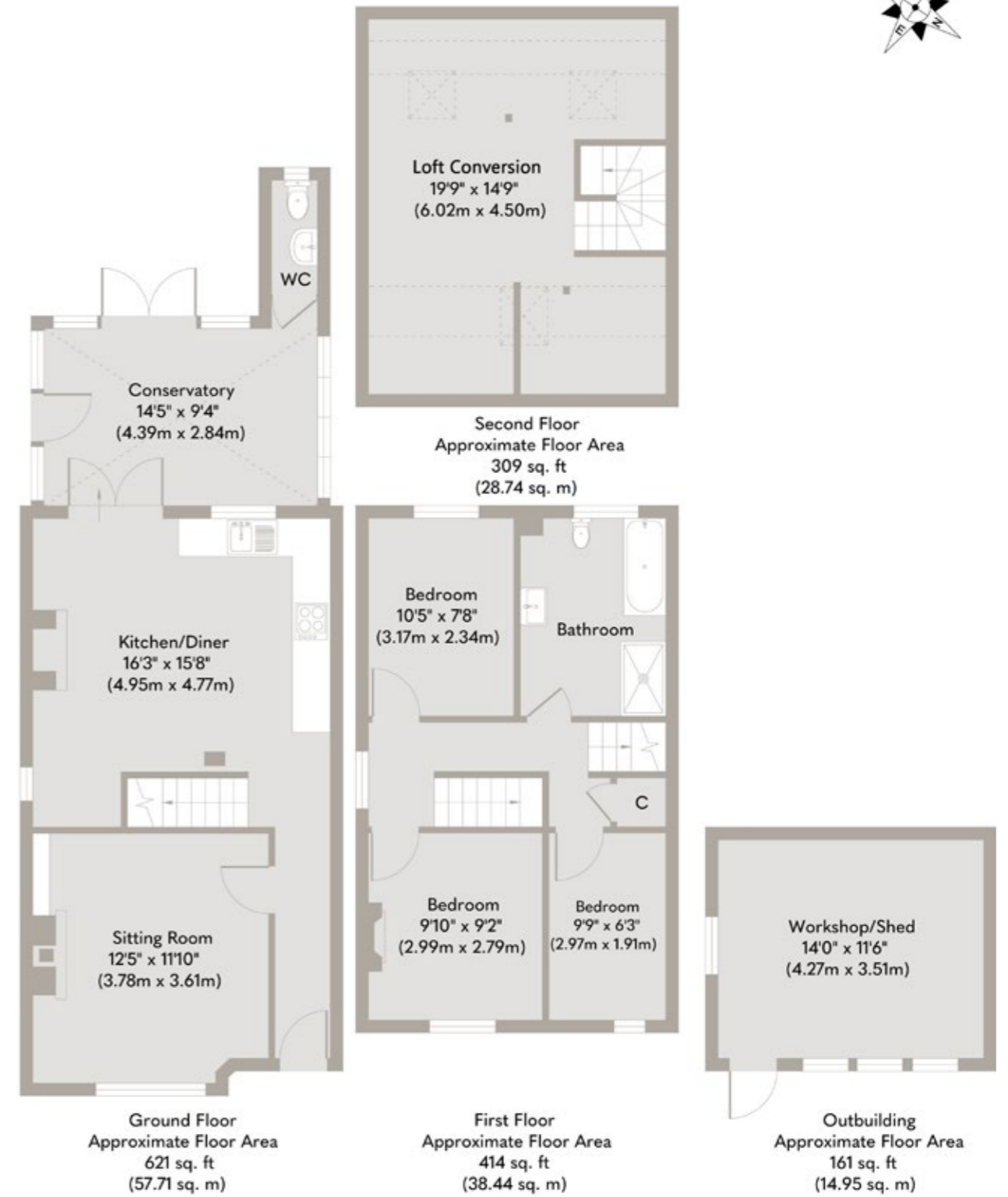
Beyond the front door, the home continues to delight. The brick-weave driveway offers easy parking for three cars, while gates open into a lovingly tended rear garden - a private sanctuary with space to dine, play or simply breathe in the salty sea air. Mature planting wraps the garden in greenery, and a substantial timber workshop sits tucked at the far end, fully powered and ready to become anything you wish: a creative studio, a peaceful office or a hobbyist's haven.

With countryside walks, the iconic Beeston Bump and Sheringham's bustling high street all so close by, this home offers not just a place to live, but a lifestyle shaped by coast, community and comfort.



I've lived here for around 10 years, during which time I've updated both the kitchen and the bathroom.





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.

Copyright V360 Ltd 2025 | www.houseviz.com

# 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



“I’ve loved being just 200m from the beach, with the woods only a short stroll away - both perfect for dog walks.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

D. Ref:- 0528-5074-7257-5168-6914

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

Freehold.

### LOCATION

What3words: ///overt.fancy.oddly

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

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.  
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

