



THE STORY OF

Flat 4, Smugglers Cove

Wells-Next-The-Sea, Norfolk

SOWERBYS



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Flat 4, Smugglers Cove

Wells-Next-The-Sea, Norfolk
NR23 1LQ

Immaculately Presented First-Floor Apartment

Offered with No Onward Chain

Two Allocated Parking Spaces

Large Open-Plan Living/Dining Room

Juliet Balcony in the Kitchen

Two Double Bedrooms

Enclosed Shared Courtyard

Only A Short Stroll to Wells Quay

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Set within the ever-popular Smugglers Cove development in Wells-next-the-Sea, this beautifully presented first-floor apartment offers an exceptional coastal lifestyle just moments from the heart of this charming harbour town.

Perfectly positioned within a quiet and tranquil, tucked-away enclave, the property enjoys a true sense of peace and privacy - an oasis away from the bustle, yet still within a very short stroll of East Quay and the vibrant quay front. Here, you can fully embrace the seaside atmosphere, independent shops, and renowned eateries that make Wells so special.

Occupying a desirable first-floor position, the apartment benefits from a particularly private setting, not overlooked and surrounded by mature trees on all sides. Its east-west orientation is another standout feature, affording superb, uninterrupted sunrises and sunsets - an often-overlooked luxury that brings a daily sense of calm and connection to the coastal surroundings.

Inside, the apartment is presented to an impeccable standard, offering a true turnkey opportunity for prospective buyers. The accommodation is thoughtfully arranged, featuring two generously sized double bedrooms, both served by a well-appointed family bathroom, complete with both bath and a contemporary quadrant shower. The welcoming reception room provides a superb sociable space, ideal for both relaxing and entertaining, with ample room for comfortable seating and a dining area.

The kitchen is equally impressive, offering plenty of workspace alongside a charming breakfast bar - perfect for casual dining or morning coffee. A delightful Juliet balcony enhances the space, inviting in natural light and enjoying pleasant views over the surrounding greenery and communal gardens.





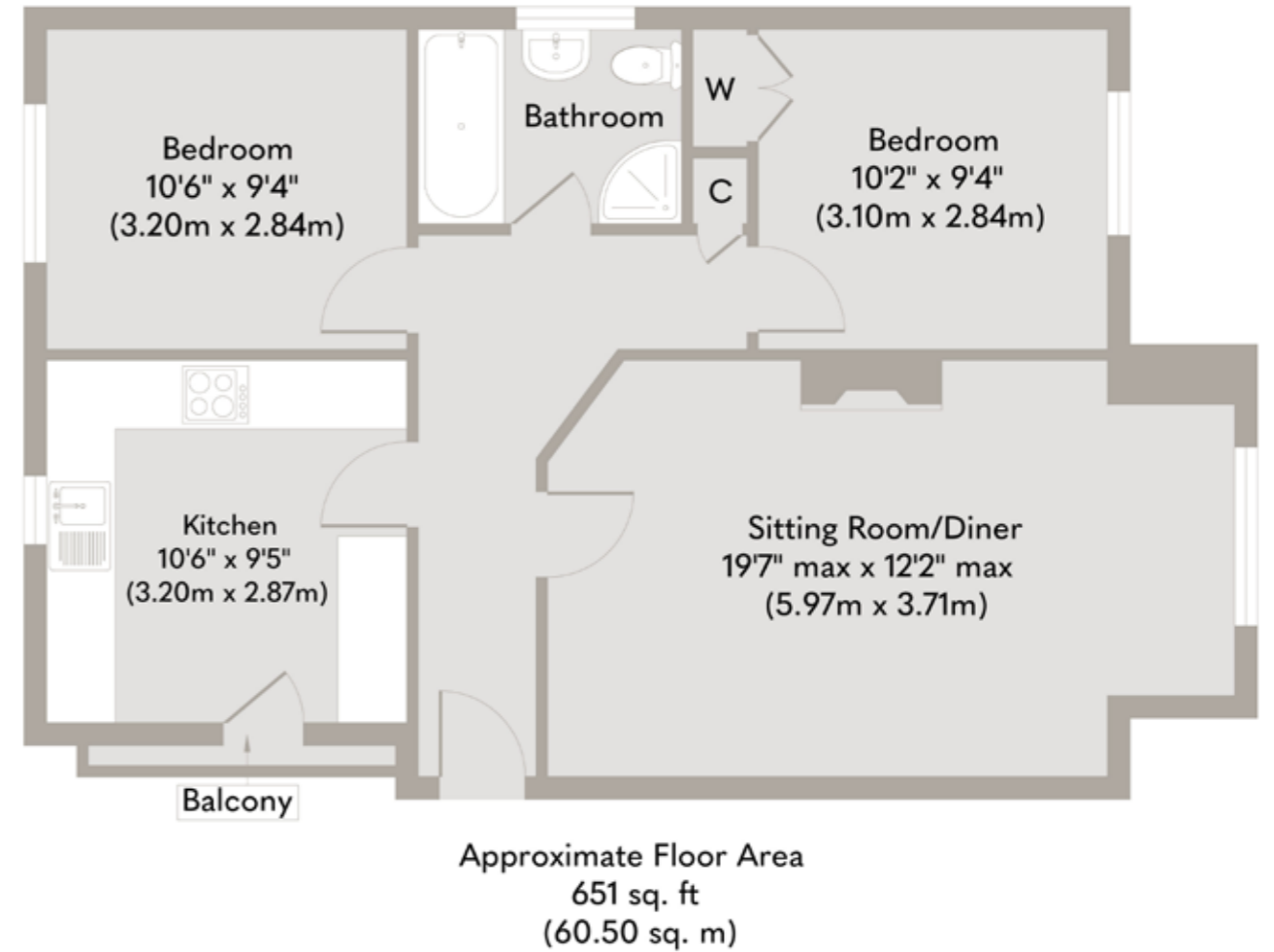
Whether a weekend escape or a permanent move, this is a home that makes every day feel like a getaway.



Further benefits include two allocated parking spaces, a rare and valuable feature in such a sought-after coastal location.

Offered with no onward chain, this versatile property would make an outstanding second home or holiday let investment, while also serving as a wonderful and comfortable main residence for those seeking a permanent escape to the coast.





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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Wells-next-the-Sea

A SWEET AND EXCITING SPOT ON THE NORFOLK COAST

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.

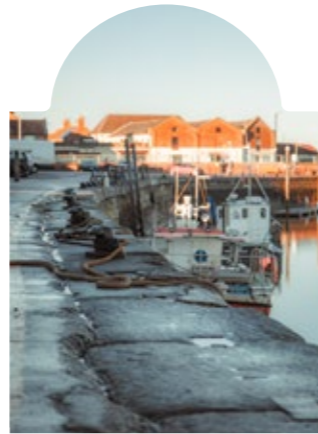
Explore the surrounding waterways aboard Coastal Exploration Company's wooden sailing boats or try stand-up paddle-boarding with Barefoot SUP for an active adventure.

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?



Note from Sowerbys



“Coastal living just moments from the quay, where everything Wells has to offer is within easy reach.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 0051-2541-5030-2397-4241

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.

985 years remaining on lease. Ground Rent of £150 per annum. Service charge of £2,000 per annum to include sinking fund and property insurance.

LOCATION

What3words: ///range.hawks.apple

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SOWERBYS

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