



26 Paulian Court, The Esplanade, Sheringham, NR26 8LQ

Price Guide £210,000

- No onward chain
- Two bedrooms
- Walking distance to shops
- Garage at rear
- Excellent sea views
- Stone's throw from beach
- Electric off-peak heating
- Long lease

26, Paulian Court, The Esplanade, Sheringham, NR26 8LQ

Offered with no onward chain is this purpose built apartment located on the top floor and enjoying excellent views of the sea from the principal rooms. The apartment forms part of an established block set just west of the Town, within easy walking distance of the Town Centre and just a stone's throw from the beach.

This property has electric off-peak heating and the windows have been replaced with UPVC sealed units. The block stands in communal gardens and this apartment has the benefit of a brick built garage at the rear. An ideal home by the sea although the lease precludes holiday letting.



Council Tax Band: B



COMMUNAL ENTRANCE HALL

With secure entry system and stairs to all floors.

PRIVATE ENTRANCE HALL

Part glazed entrance door, security entry telephone, built in airing cupboard with hot water cylinder, night storage heater.

LOUNGE/DINING ROOM

With windows to front and side with excellent views to the sea. Provision for TV, night storage heater.

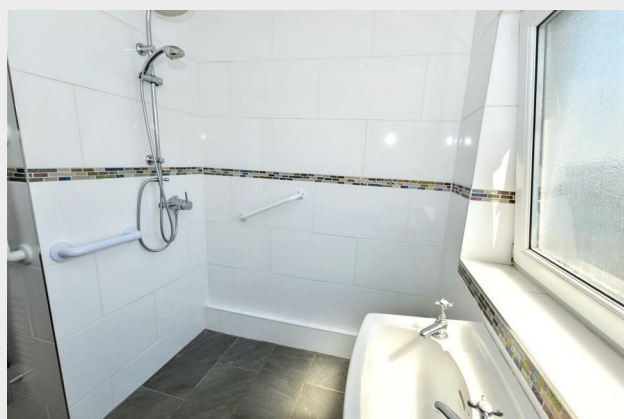


KITCHEN

A light room with window to the rear south facing aspect. Range of base and wall cabinets with laminated work surfaces and part tiled walls, inset electric hob with built in oven beneath and filter hood above, inset sink unit, automatic washing machine, fridge/freezer.

WET ROOM

Window to rear aspect, wall mounted wash basin, low level w.c., miser shower unit with rainwater head and spray, heated towel rail, fully tiled walls.



BEDROOM 1

Window to rear, south facing aspect, wall mounted electric heater, range of fitted bedroom furniture including wardrobes and drawer unit.

BEDROOM 2

Window to front aspect with sea views. Wall mirror, wall mounted electric heater.



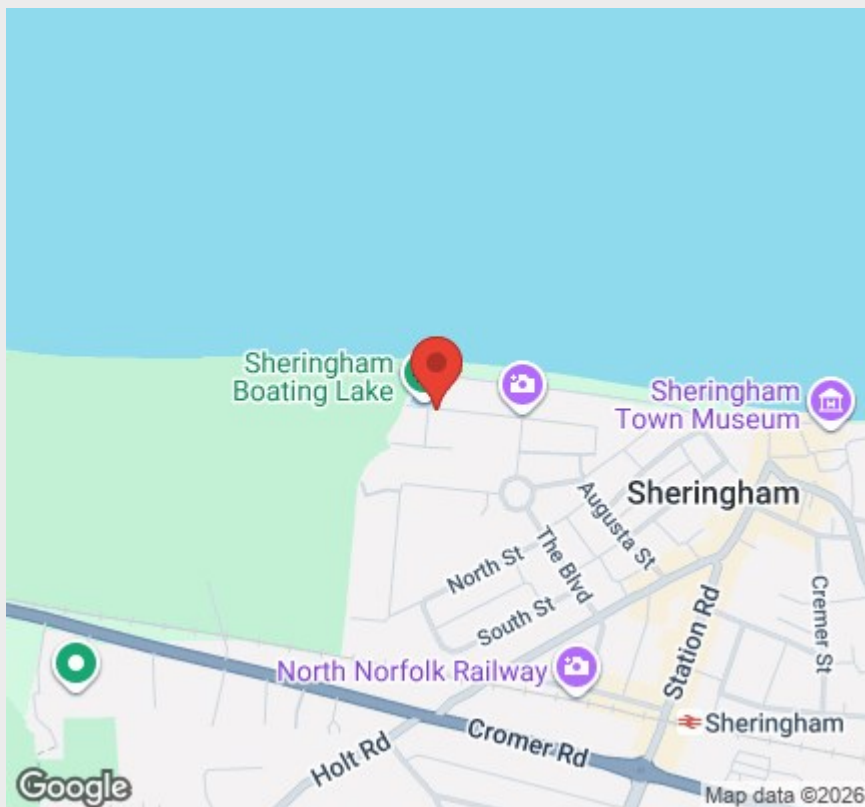
OUTSIDE

Paulian Court stands in communal gardens. A service road leads to the rear of the block and to the lock-up garages. This apartment has the benefit of one of the garages.

AGENTS NOTE

The property is held on the balance of a 999 year lease from 25th March 1969. Ground Rent is £1 pa. Service Charge currently £TBC. The lease does not permit holiday letting. The property has the benefit of mains electricity, water and drainage. There is no gas at Paulian Court.





Viewings

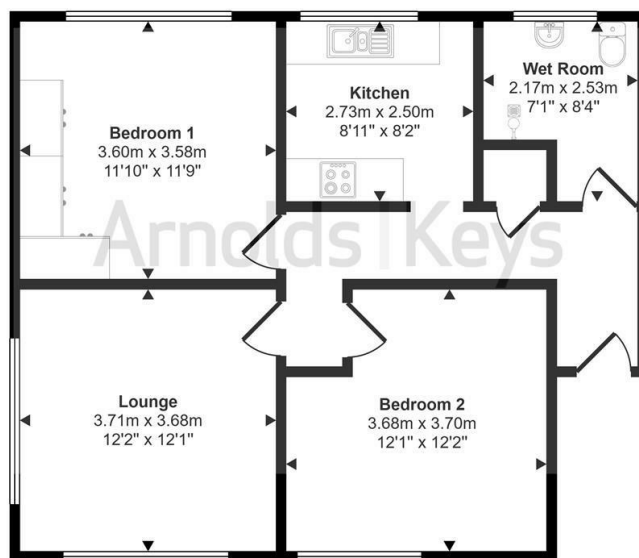
Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Internal Area
62 sq m / 670 sq ft



Floorplan

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.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

11 Station Road, Sheringham, Norfolk, NR26 8RE
01263 822373

coastal@arnoldskeys.com
www.arnoldskeys.com