







3 Victoria Court Cliff Road I I Sheringham I NR26 8DJ

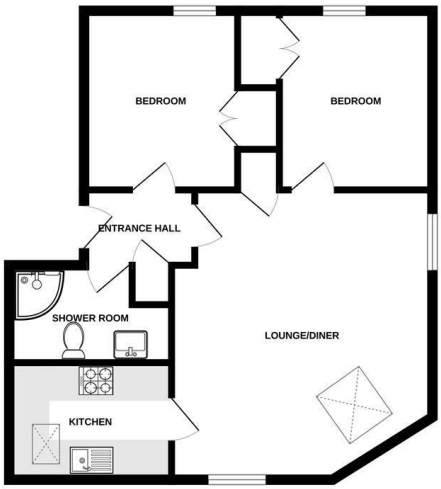
Offers In Excess Of £245,000

GLORIOUS SEA VIEWS AND OFF ROAD PARKING Gilson Bailey are delighted to offer this beautifully presented, two bedroom first floor apartment, occupying a wonderful elevated position with lovely sea and town skyline views in the highly sought-after seaside town of Sheringham on the stunning North Norfolk coast. Offered with the significant advantage of no onward chain, this attractive apartment provides spacious and well-balanced accommodation, perfectly suited to those seeking a coastal home in a desirable location. Accessed via secure intercom entry, the property comprises a welcoming private entrance hall leading into a generous and inviting lounge/diner, offering an excellent space for relaxing and entertaining, alongside a fitted kitchen, two well-proportioned bedrooms and a stylish modern shower room. Outside, the apartment benefits from the considerable advantage of one allocated off-road parking space together with additional visitor parking, providing excellent convenience for residents and guests. Further benefits include double glazing and gas heating. Combining excellent presentation, comfortable accommodation, attractive coastal views and valuable parking facilities in the popular seaside town of Sheringham, this appealing chain-free apartment would make a fantastic first-time purchase, coastal retreat or ideal choice for those looking to downsize, so be quick to book a viewing.

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

FIRST FLOOR



NR26 8DJ

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

Location
Sheringham is a delightful town in an area of outstanding natural beauty on the North Norfolk coast, nestling between the sea and Pretty Corner woods. The town is popular for both holiday and retirement and the centre has an excellent range of independent shops and supermarkets whilst other amenities include bus and rail services to bustling city of Norwich and the nearby towns of Holt and Cromer. There is a modern health centre, dentist, theatre and library, together with Splash Leisure Centre and a magnificent 18 hole golf course. Education is well catered for with schooling for all ages in the town and a choice of independent schools within a few miles. There are also some excellent coastal and woodland walks in the vicinity. Sheringham beach enjoys a blue flag status and is extremely family friendly with a mix of shingle and sand depending on the tide with a wide promenade running the length of the town.

Accommodation Comprises
Secure intercom entry with stairs to first floor. Front door to:

Entrance Hall
Doors to lounge/diner, bedroom and shower room.

Lounge/Diner 16'6" x 14'9"
Two double glazed windows, velux window, two radiators, electric mock wood burner.

Kitchen 9'2" x 6'7"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, velux window.

Bedroom One 10'2" x 8'8"
Double glazed window, radiator, built in wardrobe.

Bedroom Two 10'2" x 8'8"
Double glazed window, radiator, built in wardrobe.

Shower Room 7'8" x 5'6"
Shower cubicle, low level WC, hand wash basin, heated towel rail.

Outside
One allocated parking space and visitors parking.

Local Authority
North Norfolk Council, Tax Band C.

Tenure
Leasehold - Share of freehold
Term: 980 years from 5 May 2009
Service Charge: £1296.76 per annum (variable)
Ground Rent: N/A

Utilities
Fibre to the property,
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

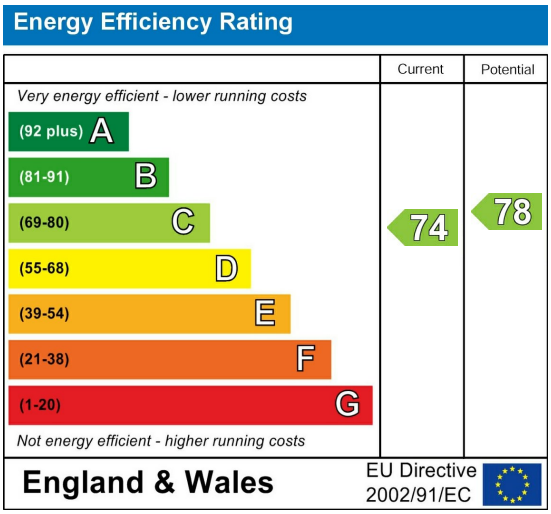












Local Authority

North Norfolk Council, Tax Band C

Tenure

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.