LEASEHOLD







Apartment

SHERINGHAM COURT WEBOURNE ROAD SHERINGHAM NR26 8HF

Offers In Excess Of

£160,000

FEATURES

- Lower Ground Floor
- Generously Sized
- Former Hotel
- Ensuite and Bathroom
- Courtyard Garden
- Two Bedrooms
- Nice Kitchen
- Period Features
- Allocated Storage
- Allocated Space

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THINK PROPERTY

2 Bedroom Apartment located in Sheringham

Nestled in the delightful seaside town of Sheringham, this spacious lower ground apartment on Weybourne Road offers a unique blend of comfort and convenience. Spanning 581 square feet, the property is ideally situated just a short walk from the vibrant town centre, stunning beaches, and a highly-rated golf course, making it perfect for both relaxation and recreation.

Upon entering, you will be greeted by a thoughtfully designed layout that features electric heating, ensuring warmth and comfort throughout the year. The stylish sitting room provides an inviting space for unwinding or entertaining guests, while the well-equipped fitted kitchen seamlessly connects to a charming dining room, creating a warm and functional living environment. The apartment boasts two generously sized bedrooms and two modern bathrooms, offering ample space for residents and visitors alike.

One of the standout features of this property is the large car park, which is non unallocated. This convenience enhances the overall appeal, making it an ideal choice for families or those who enjoy hosting guests.

Sheringham itself is a picturesque town set in an area of Outstanding Natural Beauty along the North Norfolk coast, nestled between the sea and the enchanting Pretty Corner woods. Known as a popular holiday destination, the town centre offers an excellent range of independent shops alongside a supermarket. Families will find schools for all ages, including several esteemed public schools within a few miles. The town is well-connected with bus and rail links to the bustling city of Norwich and nearby towns such as Holt and Cromer. Residents can also enjoy local amenities including a modern health centre, dentist, theatre, library, and the Reef Leisure Centre, as well as the magnificent 18-hole cliff-top golf course.

Guide price £180,000- £200,000

Communal Entrance
Grand entrance to this attractive former hotel building, ornate over door woodwork, doors to apartments and lobby. Private door to this apartment through the lobby and downstairs. Entry phone system.

Private Hall
Doors to the sitting room, bedroom two and the bathroom.

Bedroom Two
11'8 x 10'0
Double glazed windows to the side, overlooking a small courtyard, wardrobe and wall mounted electric radiators.

Family Bathroom
Panel bath with aqua board splash back, wash hand basin and wc, heated towel rail, airing cupboard.

Sitting Room
19'8 x 17'2 plus alcove
Double glazed double doors out to the courtyard, double glazed windows to the side, double glazed window to the alcove which is a perfect place to have a small desk or reading space. Feature fireplace with inset electric fire gives this generous sized room a focal point, ideal for a cosy night in. Electric radiator and door to the dining room.

Dining Room
12'4 x 6'11
Double glazed window to the rear, electric radiator, door to principal bedroom and opening through to the kitchen.

Kitchen
11'1 x 10'4
A really nice sized kitchen perfect with a range of base and wall mounted units, , sink unit, tiled splash backs, integrated appliances to include electric hob, extractor fan over, double oven and space for microwave, dishwasher and washing machine and tiled floor.

Principal Bedroom
12'4 x 9'5
Double glazed window to the rear, electric radiator and door to the ensuite.

Ensuite
Shower cubicle, wc and wash hand basin. Tiled walls and floor, heated towel rail.

Outside
The grounds are well maintained and also has the allocated parking space plus a visitors space available. The courtyard which is used with this home is at the rear accessed via the French doors from the sitting room. There are two sets of stairs leading to the communal entrance and one directly to the car park. Each apartment has use of a storage area and a communal laundry room. Over all a perfect location to walk into the town or a stroll to the beach. If you love railways then Sheringham Station is a must.











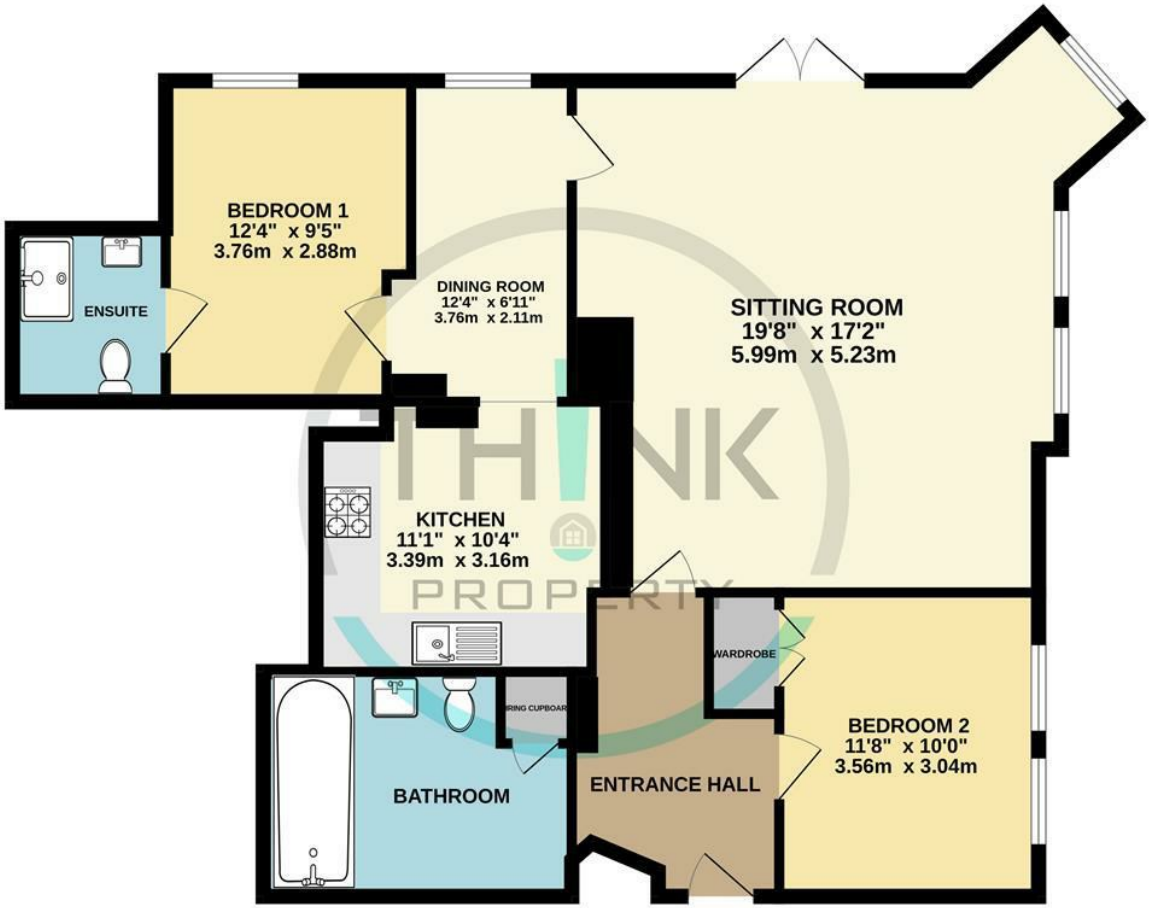








GROUND FLOOR



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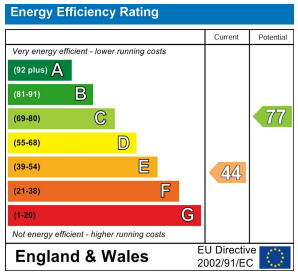
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