



THE STORY OF

# Apartment 3G, Sheringham House

*Sheringham, Norfolk*

SOWERBYS



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Cremers Drift, Sheringham, Norfolk,  
NR26 8HZ

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Two-Storey Penthouse of Around 2,500 Sq Ft  
Far-Reaching Views of Sheringham and the Sea  
Three Private Balconies and Generous Terrace

Exclusive Development for  
Residents Aged 55 and Over

Impressive Triple-Aspect Living,  
Dining and Entertaining Space

Three Generous Bedrooms, Two En-Suite

Well-Appointed Kitchen with Marble  
Worktops and Miele Appliances

Upper-Floor Gallery, Sitting  
Area and Private Balcony

Indoor Heated Swimming Pool, Games  
Room And Concierge Service

Two Secure Underground Parking  
Spaces And Excellent Storage

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**SOWERBYS HOLT OFFICE**

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Extending to approximately 2,500 sq ft, this beautifully presented home forms part of an exclusive development, where over 55s enjoy a host of well-considered communal facilities and beautifully maintained surroundings.

The living accommodation is particularly impressive, centred around a generous triple-aspect room which brings together sitting, dining and entertaining spaces, with two separate balconies providing different aspects over the landscaped gardens and towards the town and coast. The kitchen is equally well appointed, with marble worktops and Miele appliances, while a separate utility room provides useful additional space and access to another balcony.

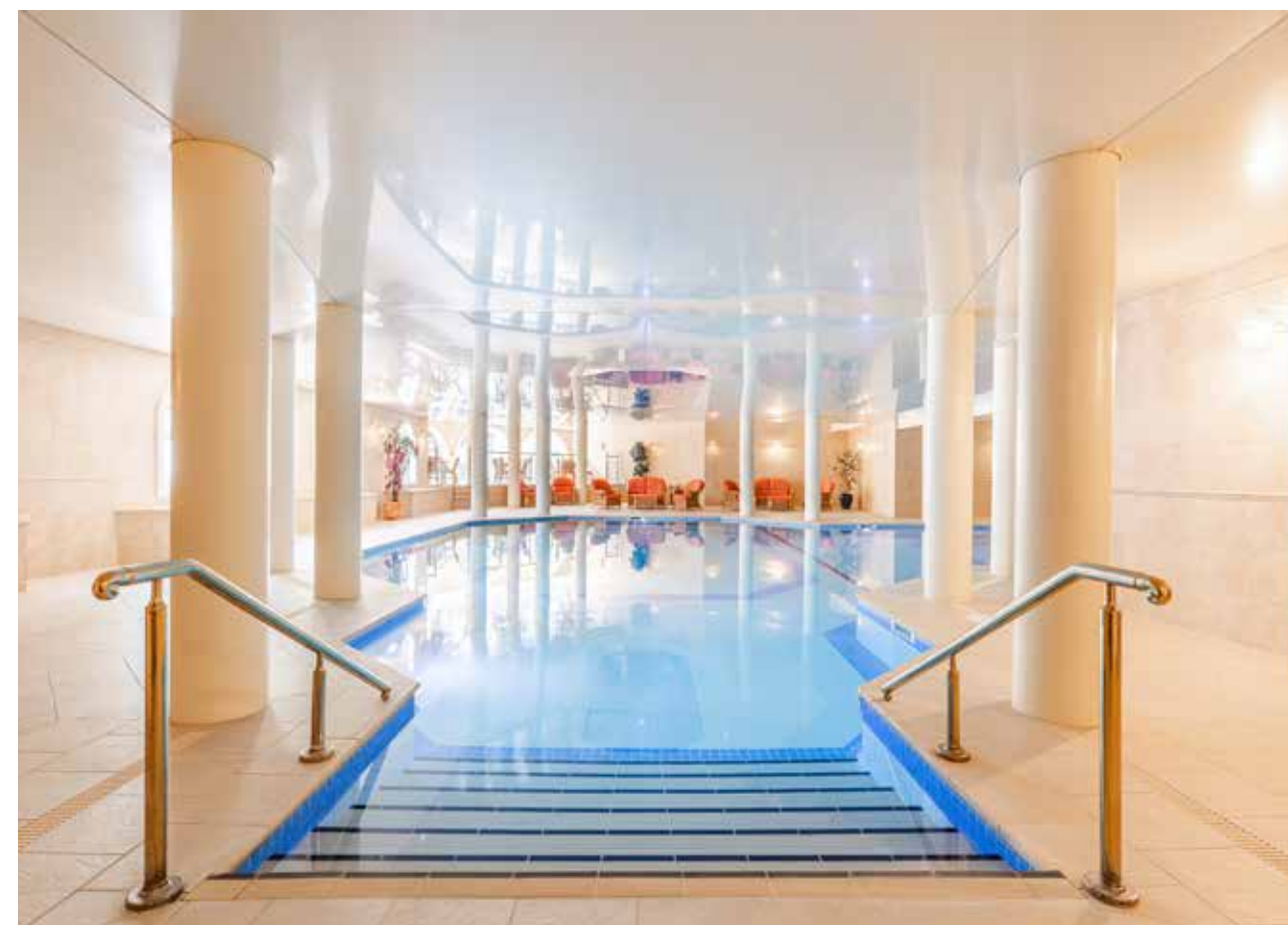
Three substantial bedrooms are arranged across the principal floor. The principal suite enjoys its own private balcony terrace, built-in wardrobes and en-suite bathroom, while the second bedroom also benefits from an en-suite. The third bedroom is a wonderfully adaptable space, equally suited to guests, a home office, library or dressing room.

A lift provides easy access throughout the development, while the upper floor introduces an elegant mezzanine-style gallery and a further sitting area, opening onto a private balcony. This versatile space could lend itself to a home cinema, gym or additional reception room, depending on individual requirements. There is also a fully boarded and illuminated loft room, providing excellent storage.



Residents benefit from secure underground parking for two vehicles, together with access to an indoor heated swimming pool and games room with two full-size snooker tables. A concierge service and landscaped communal grounds add to the sense of comfort and security.

Just a short walk from the centre of Sheringham, the property is ideally placed for enjoying the town's independent shops, cafés, restaurants, theatre and seafront. Combining generous proportions, extensive outside space, sea views and an enviable coastal setting, this is a penthouse of considerable distinction and one that offers a particularly rare opportunity within Sheringham.





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.

# Sheringham

ALL ABOARD TO THE SUBLIME  
SEASIDE

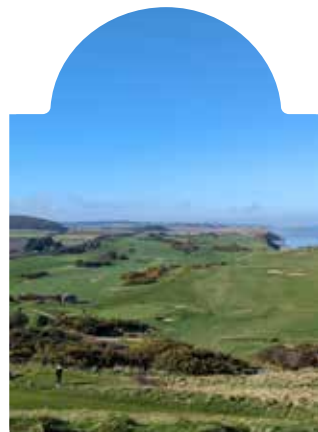
Sheringham, a traditional seaside town, blends history with vibrant community life. Established around 900 AD by a Viking warlord, it evolved into a bustling farming and fishing town. The arrival of the railway in the 19th century transformed Sheringham, fostering a mix of architectural styles that still 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 Sowerbys*



“...a penthouse of considerable distinction, within beautifully maintained surroundings.”



## SERVICES CONNECTED

Mains electricity, water, drainage and gas.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

B. Ref:- 9043-3017-0206-9512-2200

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 with a term of 90 years remaining. There is a service charge of £5000 per annum.

## LOCATION

What3words: /// embers.teachers.mailboxes

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# SOWERBYS

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