

THE STORY OF

# 1a Abbey Road

*Sheringham, Norfolk*

**SOWERBYS**



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# 1a Abbey Road

Sheringham, Norfolk,  
NR26 8HH

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Prime Location with Easy Access to  
Sheringham's Amenities and Transport Links

Solar Panels Producing Approx. £750 Per Annum

Spacious Living Areas including Snug, Kitchen/  
Dining Room and Large Sitting Room

Four Well-Proportioned Bedrooms,  
Three with Built-In Wardrobes

Principal Bedroom with En-Suite Bathroom

Detached Garage with Electric Door,  
Gravelled Driveway for Multiple  
Vehicles, and a Garden Shed

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**SOWERBYS HOLT OFFICE**  
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holt@sowerbys.com





Situated in the highly desirable, northern end of Abbey Road, this beautifully presented four-bedroom, two-bathroom detached home offers an enviable location with convenient access to all of Sheringham's amenities. Schools, bus stops, and both the Poppy Line and Bittern Line train stations are just a 10-minute walk away, making this an ideal residence for families and commuters alike. The combination of accessibility and a tranquil setting makes this home an exceptional find.

The interior is thoughtfully designed to provide both comfort and functionality. Multiple living areas cater to different moods and occasions, from the inviting snug and the sociable kitchen/dining room to the spacious sitting room, perfect for family gatherings. The practical elements of this home are just as impressive, with a utility room, W/C, and integrated appliances, including a fridge, dishwasher, and range cooker.

Additional unseen benefits such as a water softener and filtered drinking water system further enhance the home's convenience and efficiency.

Upstairs, the home continues to impress with four well-proportioned bedrooms and two bathrooms. Three of the bedrooms feature built-in wardrobes, while the principal bedroom enjoys a private en-suite.

Externally, the property boasts a detached single garage, a generous gravelled driveway accommodating three larger vehicles, and a beautifully maintained lawned area that takes full advantage of its west-facing aspect, offering a serene outdoor space to enjoy.





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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# Sheringham

ALL ABOARD TO THE SUBLIME SEASIDE

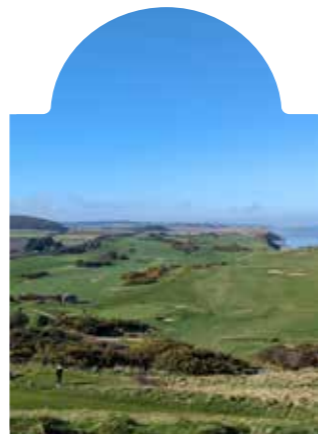
Sheringham, a traditional seaside town, blends history with vibrant community life. Established around 900 AD by a Viking warlord, it evolved into a bustling farming and fishing town. The arrival of the railway in the 19th century transformed Sheringham, fostering a mix of architectural styles that still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



Sheringham

“We’ve loved being so close to the beach, the town, and the north Norfolk coast.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

B. Ref:- 8533-6222-5360-4684-8992

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

Freehold.

## LOCATION

What3words: ///wooden.reversed.continues

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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