



INTRODUCING

2 Rocamaura
Court

Briston, Norfolk

SOWERBYS



THE STORY OF

2 Rocamaura Court

Briston, Norfolk
NR24 2HN

Two Bedroom Ground
Floor Apartment

Well-Proportioned
Accommodation Throughout

Large Sitting Room

Well-Fitted Kitchen

Separate Utility Room

Two Double Bedrooms

Bathroom Suite

Off-Street Shingled
Parking for Two Vehicles

Small Front Courtyard Area

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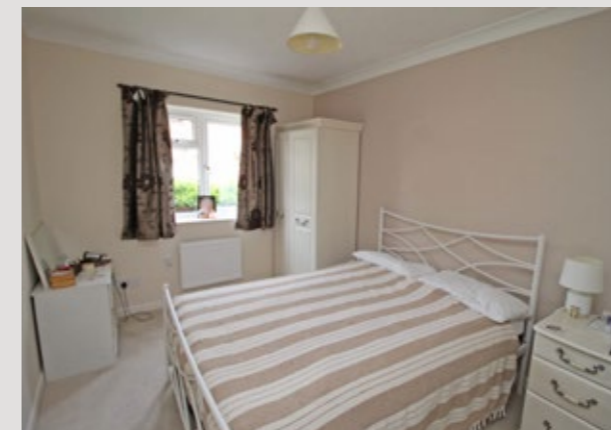
A generously proportioned two-bedroom ground floor apartment, offering well-balanced accommodation and a practical layout, ideally suited to a range of buyers seeking space and ease of living.

Constructed in the 1980s, the property has been well maintained and presents in good order throughout, with the benefit of UPVC sealed unit double glazing and electric heating. Approached via an entrance lobby, the apartment opens into a notably spacious sitting room, a comfortable and welcoming space that forms the heart of the home. The kitchen sits just off this area, well fitted and thoughtfully arranged, with the added advantage of a separate utility room providing valuable additional storage and laundry space.

Both bedrooms are genuine doubles, offering flexibility for guests, home working or everyday family use, and are served by a well-appointed bathroom. The overall layout lends itself to straightforward, low-maintenance living without compromising on space.

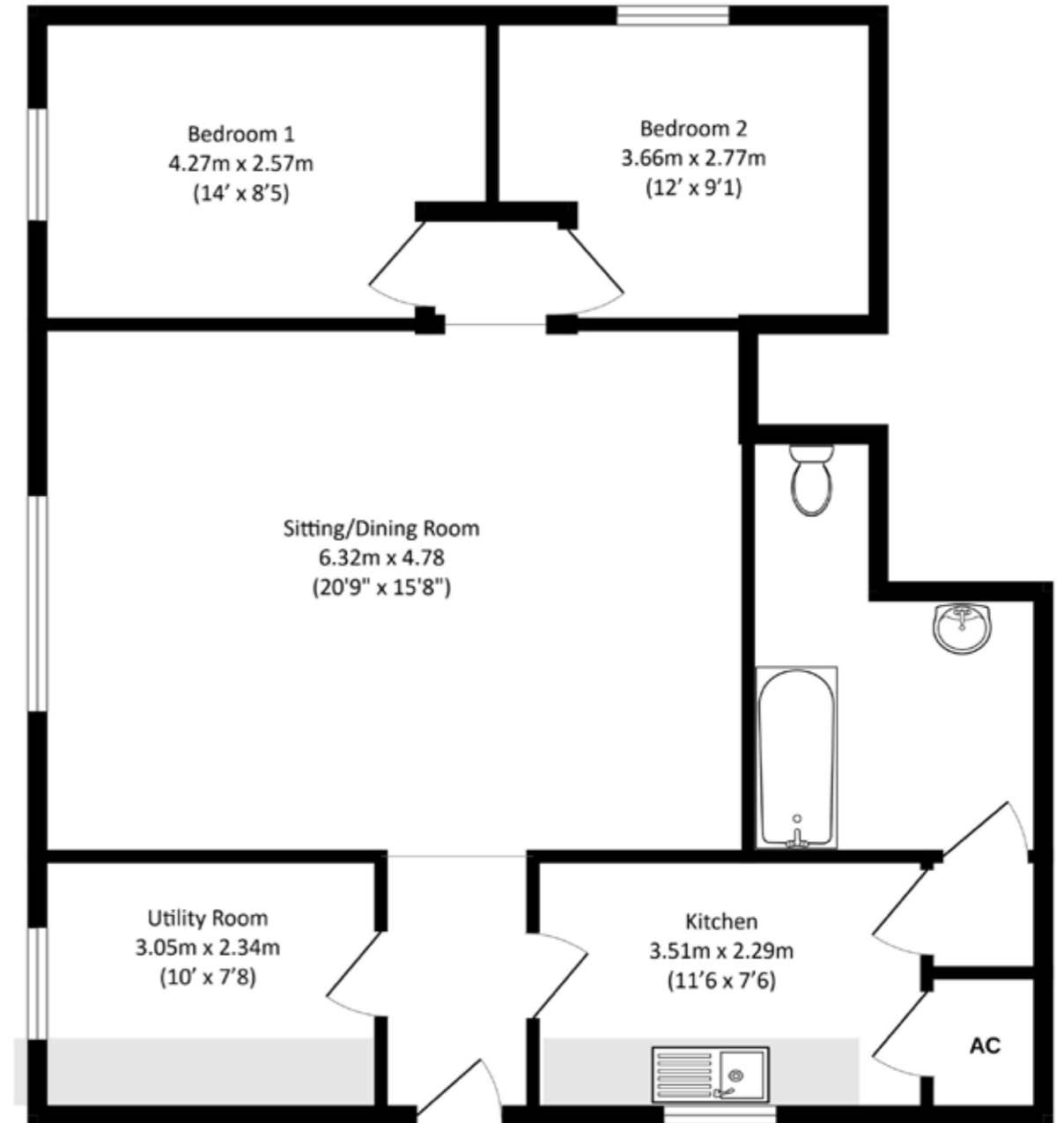
Outside, the property continues to impress with a small paved courtyard to the front, offering a private spot for morning coffee or seasonal planting, along with the practical benefit of off-street shingled parking for two vehicles.

A comfortable and well-situated home, offering excellent proportions and a highly practical lifestyle in a manageable, easy-to-maintain setting.





GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



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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Briston

HERITAGE MEETS COUNTRYSIDE
BEAUTY AND COMMUNITY CHARM



Briston is a vibrant North Norfolk market town with a strong sense of community and excellent access to surrounding villages, countryside, and the coast. Located around 9 miles north of Fakenham, 14 miles west of Cromer, and approximately 25 miles north of Norwich, it offers a practical and lively base for families, commuters, and those seeking a balanced rural-coastal lifestyle.



The town has a range of amenities including supermarkets, independent shops, cafés, a post office, pharmacy, and local schools, making daily life convenient. Briston is also home to several pubs and restaurants, providing social hubs for residents. Regular markets and community events at the town hall foster a welcoming and active local culture.



Briston is well-placed for outdoor pursuits, with surrounding farmland, quiet lanes and nearby Sheringham Park offering walking, cycling, and nature-spotting opportunities. The North Norfolk coastline, with sandy beaches and wildlife reserves at Cromer and Sheringham, is within easy reach for day trips and weekend adventures.

With its friendly community, practical amenities, and proximity to both countryside and coast, Briston provides a lifestyle that blends convenience, leisure, and rural charm, ideal for families, professionals, and anyone drawn to North Norfolk living.



Note from the Vendor



“A notably spacious sitting room, forming the welcoming heart of the home and offering excellent proportions for everyday living.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 9746-3062-4205-0426-5204

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: ///voting.screening.roadways

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SOWERBYS

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