



Sussex Street, Norwich, NR3 3DE

welcome to

Sussex Street, Norwich

A spacious three-bedroom period home in a sought-after city centre location, featuring a 24ft lounge, conservatory, large cellar accessed via an original spiral staircase, and accommodation arranged over three floors.



Description

Situated in a highly desirable city centre location, this attractive three-bedroom period home offers generous and versatile accommodation arranged over three floors. The property combines character features with practical living space, making it an ideal home for professionals, families or those seeking convenient access to the city's amenities.

The ground floor comprises an impressive 24ft lounge, providing an excellent space for both relaxing and entertaining. To the rear, the fitted kitchen leads through to a conservatory overlooking the garden, while a cloakroom/WC adds further convenience.

The first floor offers two well-proportioned double bedrooms and a family bathroom, whilst the second floor is dedicated to a spacious principal bedroom, creating a private and peaceful retreat.

A particularly unique feature of the property is the substantial cellar, accessed via an original spiral staircase located within the ground floor cloakroom.

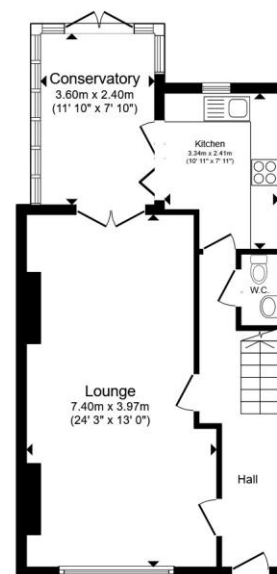
Offering ample storage and potential for a variety of uses, this remarkable space enhances the property's appeal and character.

Conveniently positioned within easy reach of shops, restaurants, transport links and the city's cultural and leisure attractions, this charming home presents a rare opportunity to acquire a characterful property in a sought-after central location.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to

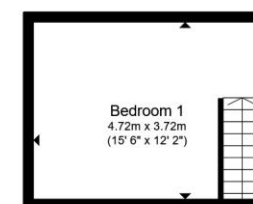
a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Ground Floor



First Floor



Second Floor

Total floor area 118.2 m² (1,272 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Sussex Street, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- Desirable city centre location
- Three double bedrooms over three floors
- Impressive 24ft lounge
- Conservatory and ground floor cloakroom/WC
- Large cellar accessed via an original spiral staircase

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR144942 - 0002

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