



4 SAMUELS COURT

Sheringham, NR26 8UL

£240,000

Leasehold

4 SAMUELS COURT

Sheringham
NR26 8UL

- Sheringham Golf Club within walking distance
- The Reef Leisure Centre within walking distance
- Elevated outlook
- Two-bedroom apartment
- Approximately 752 sq. ft. / 69.9 sq. m.
- Spacious living room with private balcony
- Separate dining room
- Well-appointed fully fitted kitchen
- Two generous bedrooms with built-in wardrobes
- Attractive communal grounds





Positioned on Holt Road, within easy reach of the centre of Sheringham, 4 Samuels Court is a bright and well-proportioned two-bedroom apartment offering an appealing combination of coastal living, practical accommodation and a particularly pleasant setting. Sheringham is one of North Norfolk's most enduring seaside towns, with its independent shops, cafés, restaurants, sandy-at-low-tide beach and promenade, while the famous North Norfolk Railway provides a charming connection through the countryside to Holt. The property is also particularly well placed for those who enjoy an active lifestyle, with Sheringham Golf Club and The Reef Leisure Centre both within comfortable walking distance. The apartment itself sits within an established residential development, enjoying an elevated outlook across the surrounding neighbourhood and towards the town.

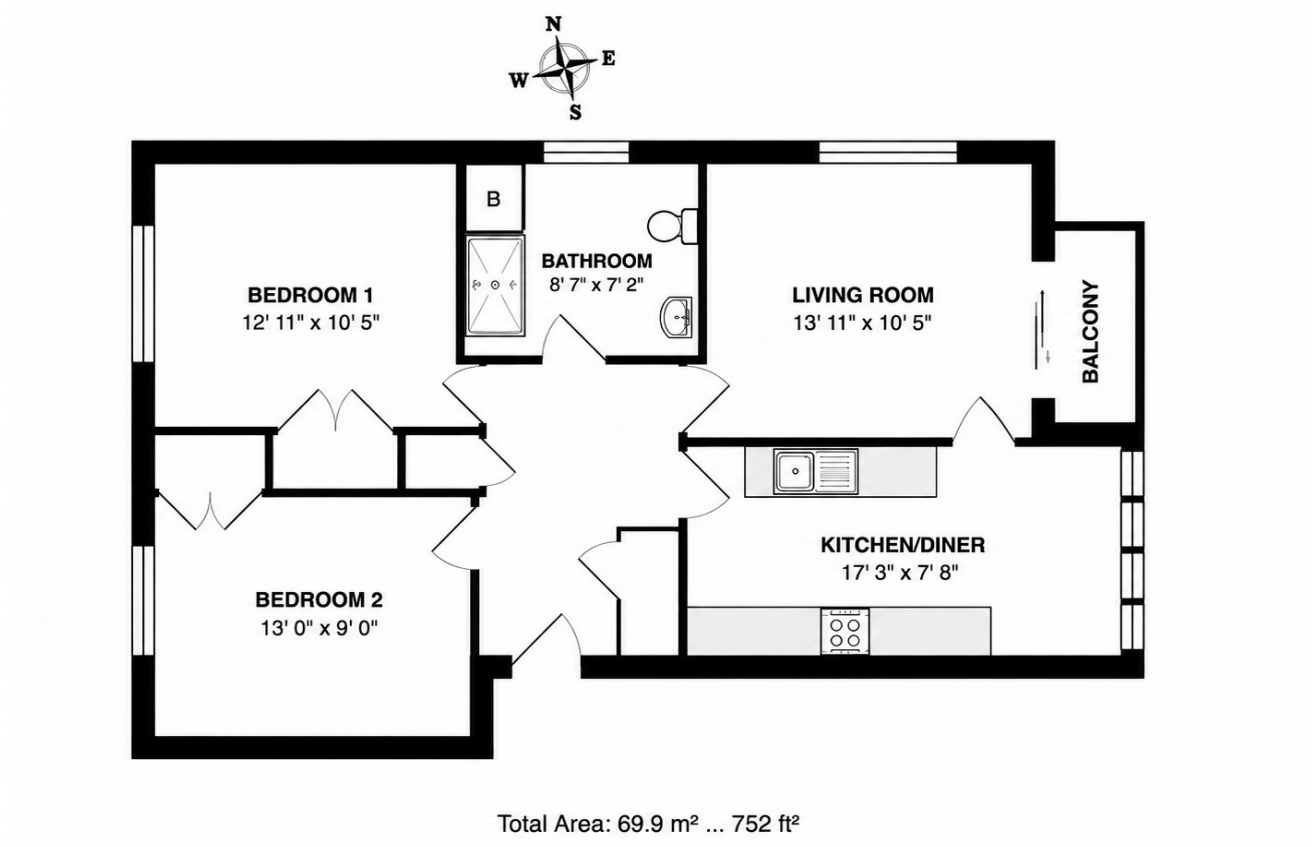
Inside, the apartment extends to approximately 69.9 sq m (752 sq ft) and has a wonderfully straightforward layout, with a generous central entrance hall leading to two comfortable bedrooms, a family bathroom, fully fitted kitchen, dining room and spacious living room. The kitchen has been thoughtfully fitted with a range of light cabinetry, contrasting work surfaces and attractive metro-tiled splashbacks, while an archway provides a natural connection into the living space. The principal reception room is particularly inviting, filled with natural light and opening onto its own balcony, creating an effortless extension of the living accommodation and a lovely place to sit and enjoy the outlook. Both bedrooms are well-sized, with built-in wardrobes and naturally bright, making the apartment equally suited to permanent occupation or use as a comfortable coastal retreat.

Outside, Samuels Court is approached through attractive communal grounds, with landscaped gravelled areas, established planting and paved pathways creating a mature and well-maintained setting. The private balcony provides a valuable outdoor space directly from the living room, while the surrounding position gives the apartment an open and pleasantly leafy outlook. With Sheringham's beach, town centre, coastal walks, golf course and leisure facilities all within easy reach, this is a home that lends itself beautifully to enjoying everything the North Norfolk coast has to offer. A wonderfully positioned coastal apartment, ready to enjoy as a permanent home, weekend retreat or seaside escape.









Services connected: Mains water, electricity, gas & drainage.

Council Tax: Band C.

Energy Efficiency Rating: C.

Tenure: Leasehold. 1/6th share of freehold, 999 year lease from 1st September 2014 & service charge £600 per annum.

Location: What3words – [///audible.begin.custodian](https://www.what3words.com/audible.begin.custodian)

Agent's note: Service charge: External maintenance and associated costs in internal communal areas. Legal costs etc Building insurance; Holiday lets are not permitted.

15 West Street, Cromer, Norfolk, NR27 9HZ

01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

