



THE STORY OF  
**12 Sea View**  
*Sheringham, Norfolk*

**SOWERBYS**



THE STORY OF

# 12 Sea View

Vincent Road, Sheringham, Norfolk  
NR26 8BW

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Prime Frontline Coastal Position  
Overlooking the North Sea

Commanding Panoramic Sea Views  
from Principal Living Areas

Substantial Three-Storey Townhouse  
Extending to Over 1,400 Sq Ft

Currently Arranged as Two Self-  
Contained Apartments

Flexible Layout Ideal for Multi-  
Generational Living or Holiday Use

Opportunity to Reconfigure into  
a Spacious Family Home

Five Bedrooms Across the Upper Floors

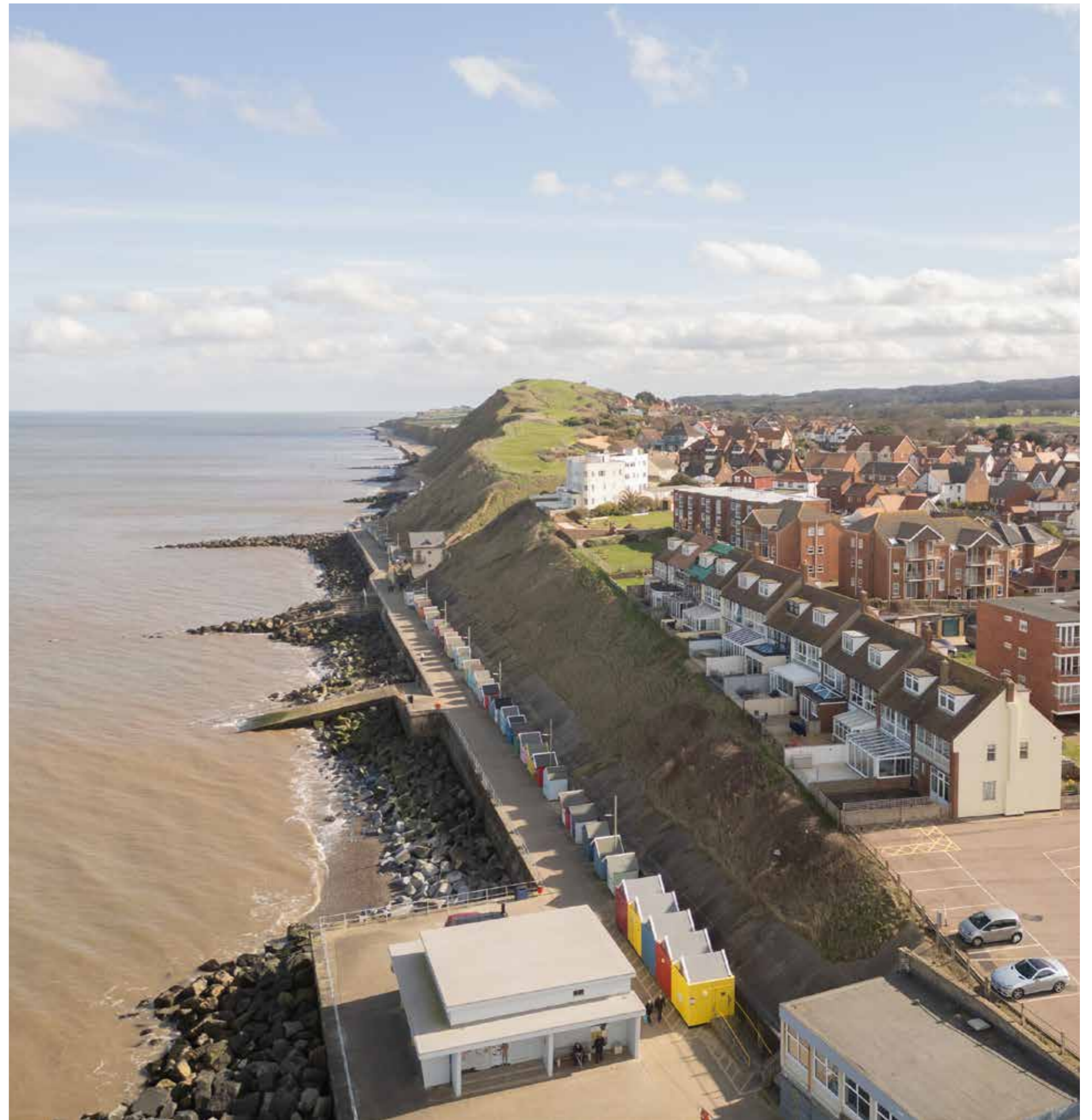
Extensive Modernisation Required,  
Offering Excellent Scope to Personalise

Situated in a Highly Sought-  
After Seafront Location

Short Walk to Sheringham Town Centre,  
Beach, Shops and Amenities

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Occupying an enviable frontline position overlooking the North Sea, this substantial three-storey townhouse presents a rare opportunity to acquire a property in one of Sheringham's most sought-after coastal settings. From its elevated vantage point, the house enjoys far-reaching sea views, creating a constantly changing coastal backdrop and a remarkable sense of space and light throughout the main living areas.

Extending to over 1,400 sq ft of accommodation, the property is currently arranged as two independent apartments, offering flexibility for a variety of uses including multi-generational living, income potential, or an exciting opportunity to reconfigure the house into a generous family home. The accommodation is arranged across three floors and provides a versatile layout that can easily adapt to modern living requirements.

The ground floor forms a self-contained apartment with a comfortable sitting room, kitchen, bedrooms and bathroom facilities, offering practical and independent accommodation. This level could readily be incorporated back into the main residence to create additional living space, guest accommodation or work-from-home areas depending on a buyer's vision.

Above, the first floor hosts the principal living accommodation where the property truly comes into its own. Here, a spacious sitting room is positioned to take full advantage of the spectacular sea views, with large windows framing the coastline and filling the room with natural light. The outlook across the water provides an ever-changing seascape, from calm summer mornings to dramatic winter horizons, creating a wonderful setting for everyday living. This floor also includes a kitchen and additional bathroom facilities.

The second floor provides further bedroom accommodation, offering comfortable sleeping space with the potential to create impressive principal bedrooms or guest rooms, depending on how a future owner wishes to configure the home.



While the property would benefit from comprehensive modernisation, it represents an exceptional opportunity for buyers seeking to design and personalise a home in a prime coastal location. The generous proportions, flexible layout and striking views combine to create the perfect foundation for a truly special seaside residence.



The setting is equally appealing. Positioned along Sheringham's desirable seafront, the property enjoys immediate access to the promenade and coastline, while the vibrant town centre lies just a short stroll away. Sheringham is widely regarded as one of North Norfolk's most charming coastal towns, offering an excellent range of independent shops, cafés and restaurants alongside a popular beach, coastal walks and convenient rail links.



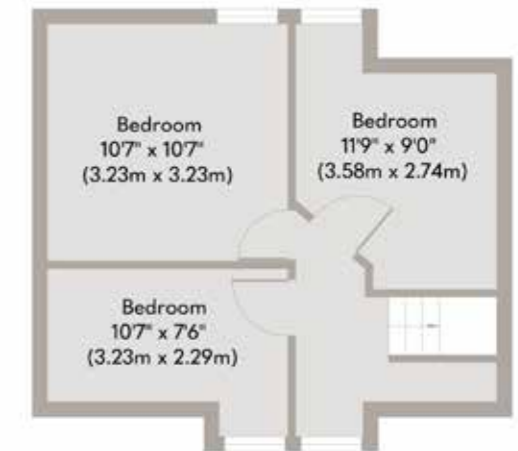
Homes in such prominent seafront positions rarely come to market, particularly those offering this scale of accommodation and the opportunity to create a bespoke coastal home. For buyers with imagination and vision, this property presents the chance to craft a remarkable residence defined by its setting, space and truly outstanding sea views.





Ground Floor  
Approximate Floor Area  
557 sq. ft  
(51.74 sq. m)

First Floor  
Approximate Floor Area  
532 sq. ft  
(49.42 sq. m)



Second Floor  
Approximate Floor Area  
336 sq. ft  
(31.21 sq. m)

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

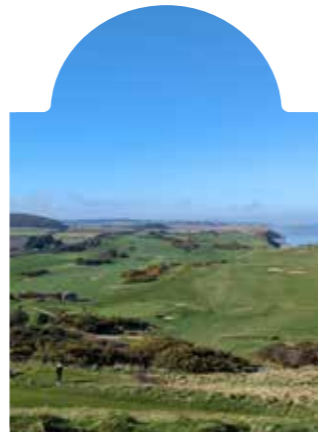
Sheringham, a traditional seaside town, blends history with vibrant community life. Established around 900 AD by a Viking warlord, it evolved into a bustling farming and fishing town. The arrival of the railway in the 19th century transformed Sheringham, fostering a mix of architectural styles that still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



“...an ever-changing seascape, from calm summer mornings to dramatic winter horizons, creating a wonderful setting for everyday living.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

D. Ref:- 0380-2507-9670-2426-6015

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: ///fries.mass.heaven

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# SOWERBYS

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