



THE STORY OF

9 Norfolk Heights

Docking, Norfolk

SOWERBYS



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9 Norfolk Heights

Sedgeford Road, Docking, Norfolk
PE31 8PW

Ground Floor Apartment in Historic Building

Open Plan Living Space

Two Double Bedrooms

Smart Interior Throughout

Private South Facing Garden

Communal Grounds

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Few buildings in North Norfolk are as recognisable as Norfolk Heights. Originally built in 1836 as the village workhouse and later used as the Officers' Mess for Sedgeford Airfield during the First World War, this impressive building has been thoughtfully converted into distinctive homes within beautifully maintained communal grounds.

Occupying a desirable ground floor position, No. 9 combines historic character with bright, contemporary interiors. Beautifully maintained by the current owners, the apartment feels both welcoming and stylish.

At its heart is a light open-plan living space with large windows framing uninterrupted views across the gardens and open countryside beyond. The kitchen flows seamlessly into the dining and sitting areas, creating a sociable space ideal for everyday living, working from home or entertaining.

The two double bedrooms are quietly positioned to the rear of the apartment, offering peaceful retreats. The guest bedroom or additional sitting room features French doors opening directly onto the private garden, perfect for enjoying summer evenings outdoors.

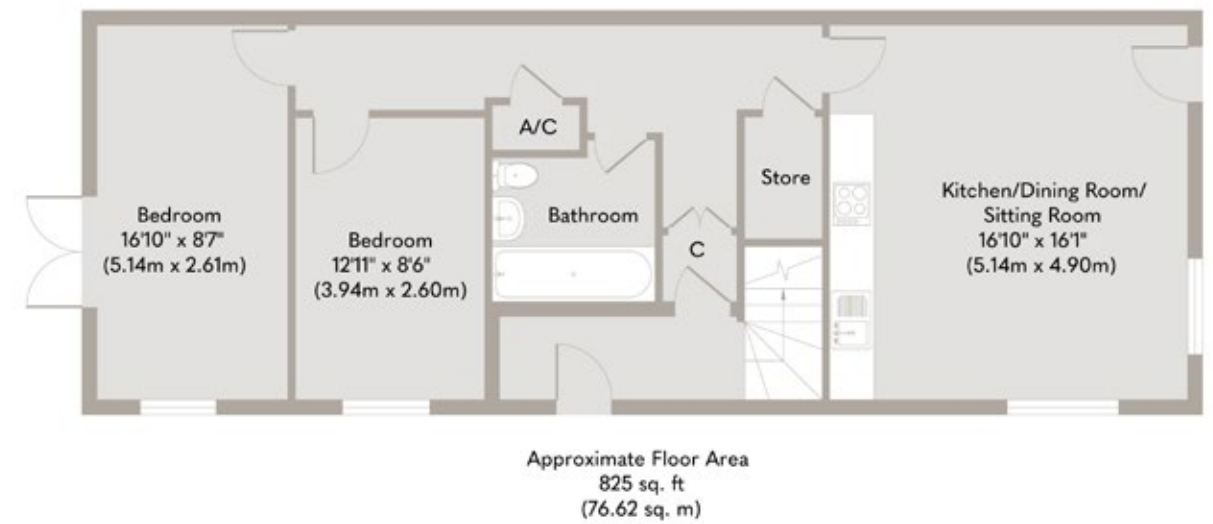
Outside, the private garden provides a wonderful place to relax, while the extensive communal grounds are immaculately maintained by the residents' association. Residents also benefit from a large gravelled parking area, communal drying green and generous open spaces.

Steeped in history and surrounded by countryside, Norfolk Heights offers a rare opportunity to enjoy peaceful village living close to the North Norfolk coast, with Hunstanton, Holme-next-the-Sea and Brancaster all within easy reach.



Combining historic
character with bright,
contemporary interiors.





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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Docking

POSSIBLY ONE OF
NORFOLK'S BEST HIDEAWAYS

Docking is one of Norfolk's best hideaways, just four miles from the sea and a short drive from the market towns of Fakenham and Holt.

Dating back to Saxon times, Docking is one of Norfolk's highest points at 272 feet and was once known as 'Dry Docking' due to its lack of drinking water. In the 18th century, a well was sunk, and residents paid a farthing per bucket until mains water was installed in 1936. During World War II, RAF Docking airfield operated nearby, and Docking Hall housed actors Richard Burton, Robert Hardy, and Warren Mitchell.

Today, Docking boasts a strong community with a thriving nursery and primary school, filling the streets with the sound of children playing. The village is well-serviced with a GP surgery, village store with Post Office, playing field, tennis court, bowling green, popular fish and chip shop, and The Railway Inn.

Buyers have a wide range of property options, including traditional brick and flint cottages, classic Georgian houses, and quality new-build homes. One notable development is Four Miles, named for its proximity to Thornham and Brancaster, offering cottages, barns, and apartments designed to blend with the countryside.

Docking residents can enjoy growing their own produce or visit the weekly farmer's market at Ripper Memorial Hall. Held on Wednesday mornings, shoppers come from far afield to fill their baskets with fresh produce from local smallholders and delicacies from Norfolk artisan producers.

Offering the best of coast and country, it's easy to see why Docking is such a sought-after spot.



Note from Sowerbys



"A light open-plan living space with windows framing uninterrupted views across the gardens and open countryside beyond."



SERVICES CONNECTED

Mains water and electricity. Drainage via communal septic tank.
Heating via electric panel radiators.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

E. Ref:- 0310-2852-9340-2994-3611.

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

Leasehold. 1000 years from 1st January 1993.

LOCATION

What3words: ///leathers.shave.widgets

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SOWERBYS

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