



INTRODUCING

# Flat 3 Old Pauls Maltings

*Wells-next-the-Sea, Norfolk*

# SOWERBYS

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THE STORY OF

## Flat 3 Old Pauls Maltings

The Quay, Wells-next-the-Sea  
NR23 1AH

Stunning Sea Views Across  
Wells Harbour and The Quay

1 Bedroom Apartment  
with En-Suite

Separate WC

Allocated Off Street Parking

Large Front Reception  
Room with Double Fronted  
Views Over the Quay

Prime Quay Front Location

Low Maintenance Bolt Hole  
in Wells-next-the-Sea

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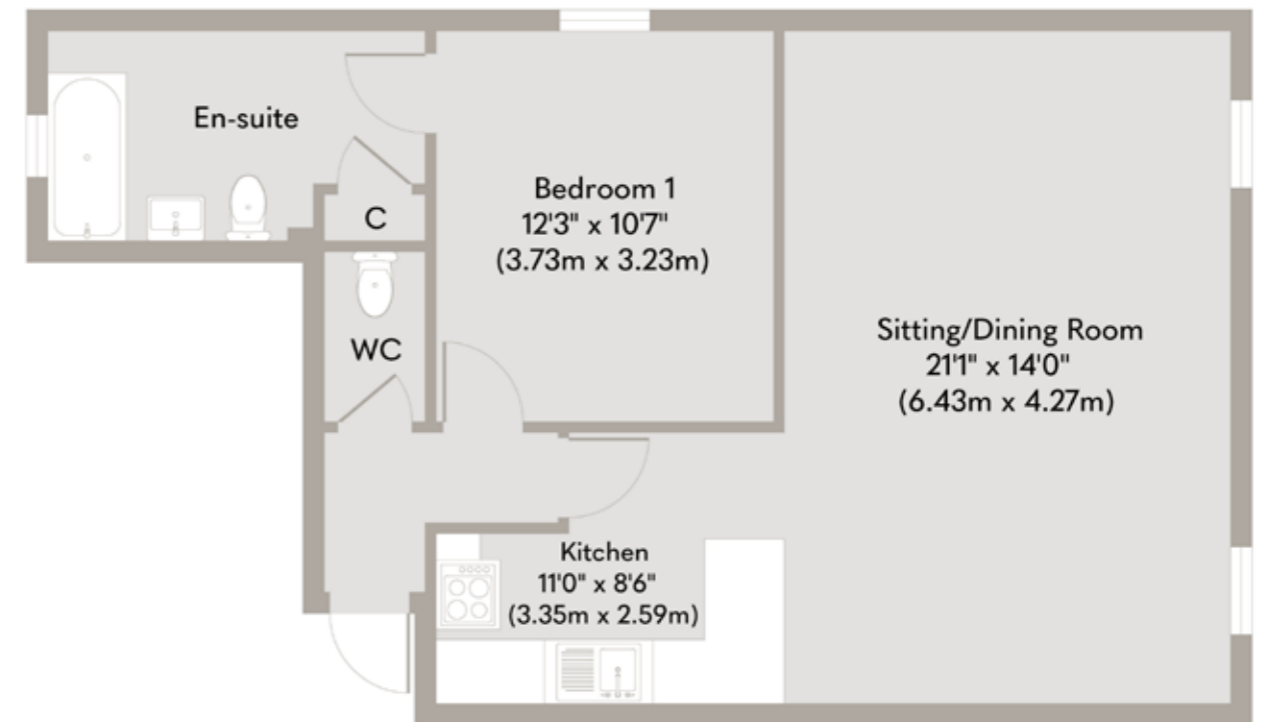
Positioned right on the quay in the heart of Wells-next-the-Sea, Flat 3 Old Pauls Maltings enjoys one of the finest harbour and coastal outlooks in the town, with sweeping views across the quay and out towards the sea. Occupying a second-floor position, the apartment benefits from arguably the very best vantage point within the building, allowing the elevated outlook to be fully appreciated from the principal living space.

Offering an exceptional combination of location, convenience and low-maintenance living, this beautifully placed one-bedroom apartment is perfectly suited as a coastal retreat, lock-up-and-leave holiday home or investment opportunity. Accessed via a private entrance serving the building and benefiting from allocated off-street parking, a true rarity in such a central position, the property sits above the ever-popular Two Magpies Bakery, placing cafés, restaurants, independent shops and the bustling harbour right on your doorstep.

Inside, the apartment is light-filled and generously proportioned throughout. The spacious open-plan kitchen, dining and living area forms the heart of the home, where large front-facing double glazed windows perfectly frame the spectacular quay and sea views. The generous double bedroom benefits from an en-suite bathroom with shower over the bath, while an additional WC off the hallway provides further practicality for guests.

Having served brilliantly as an easy-to-maintain coastal escape, the property is offered with no onward chain, presenting a rare opportunity to secure an enviable waterfront position within one of North Norfolk's most desirable seaside towns.





**Flat 3**  
**Approximate Floor Area**  
 644 sq. ft  
 (59.82 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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# Wells-next-the-Sea

A SWEET AND EXCITING SPOT ON THE NORFOLK COAST

Wonderful Wells-next-the-Sea beckons with its sandy beach and charming candy-striped huts, drawing day trippers and holidaymakers. However, it offers much more for those considering it as a permanent residence.

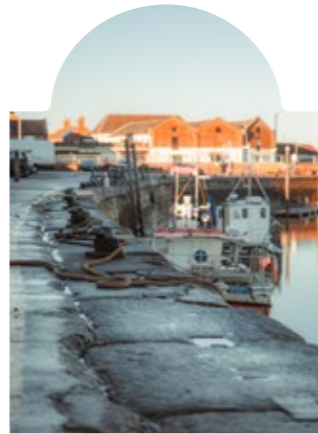
Explore the surrounding waterways aboard Coastal Exploration Company's wooden sailing boats or try stand-up paddle-boarding with Barefoot SUP for an active adventure.

Behind the bustling harbour, seek out sought-after fishermen's cottages or apartments with sea views in converted buildings. Further afield, discover spacious grand houses and new-build developments ideal for families and downsizers. The town boasts a lively community with schools, a GP surgery, and a library.

Delve into culture at Wells Maltings, a heritage centre with a theatre, cinema, gallery, and café-bar. Browse local galleries like The Staithe Gallery, Gallery Plus, and Quay Art for unique artwork. Explore Nomad and the Bowerbird for homewares, Christopher William Country for country clothing, and Ele and Me for eco-friendly children's items. For culinary delights, visit Arthur Howell's traditional butcher or The Real Ale Shop at Branthill Farm.

Dine at The Globe Inn or Crown Hotel for meals overlooking the green, or indulge at Michelin-starred Morston Hall. For a simpler pleasure, enjoy fish and chips from French's on the harbour wall as the sun sets over the water.

Imagine yourself here – could Wells-next-the-Sea be your dream coastal home?



*Note from Sowerbys*



“Harbour views, coastal calm, and Wells-next-the-Sea on your doorstep.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band B

## ENERGY EFFICIENCY RATING

C. Ref:- 0320-2809-1660-2006-5341

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.

Lease length: TBC.

Service charge: £1242 per annum.

## LOCATION

What3words: ///roosters.gains.text

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# SOWERBYS

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