



PRICE GUIDE

£250,000

Cliff Road, Sheringham, NR26 8BN

Arnolds | Keys



THE PROPERTY

6 Vista Court Cliff Road, Sheringham, NR26 8BN

Offered with no onward chain is this beautifully appointed apartment located on the top floor of this small block and enjoying superb sea views to the west from its private balcony. The property is excellently presented throughout and will provide a most comfortable home, equally suitable for both permanent or holiday use. The property has the benefit of modern electric heating and the windows are sealed units in UPVC frames.

Vista Court is just a short walk from the beach and shops, whilst both bus and rail services provide easy access to the city of Norwich.



It was the idea of sitting on the balcony in the evenings and enjoying the glorious sunsets that first attracted us to this property when we bought it 10 years ago. It's not been a disappointment.



THE DETAILS

Property Details

ENTRANCE

With steps up from ground floor and with secure entry system.

TOP FLOOR LANDING

Built-in cupboard and shared cupboard with service meters, door to:

PRIVATE ENTRANCE HALL

Wall mounted electric heater, built-in store cupboard with provision for washing machine, second built-in linen cupboard housing electric water heater.

LOUNGE/DINING ROOM

Polished wood flooring, two modern vertical electric heaters, provision for TV, fitted breakfast bar with opening to kitchen, UPVC doors opening to:

BALCONY

Westerly facing with space for a table and chairs to enjoy panoramic rooftop views over Sheringham and glorious sunsets over the sea.

KITCHEN

Beautifully fitted with a contemporary range of white base and wall cabinets with laminated work surfaces and matching upstands. Inset sink unit, inset electric hob with filter hood above and electric oven beneath, further breakfast bar creating dining area with the breakfast bar in the lounge/diner. Space for refrigerator and provision for dishwasher., fitted roof light.

SHOWER ROOM

Enclosed shower cubicle with independent electric shower unit and fully tiled splashbacks. Concealed cistern w.c., vanity washbasin with cupboards beneath and mosaic tiled splashbacks, wall mounted illuminated mirror, part tiled walls, heated towel rail, opening roof light.

BEDROOM 1

Window to rear aspect with sea glimpse, wall mounted electric heater.

BEDROOM 2

Window to rear aspect with sea glimpse, wall mounted electric heater.

OUTSIDE

Allocated covered parking space for one/two vehicles. Secure metal storage cupboard (available by negotiation)

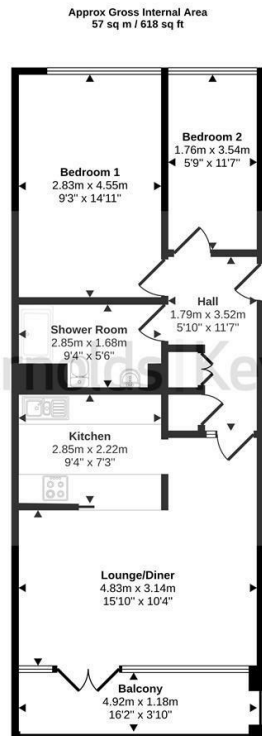
AGENTS NOTE

The property is held on the balance of a 999 year lease from 24th June 1971. The property has a service charge of £1320 pa and may be let for holidays. The property is also sold with a share of the freehold. The Council Tax is Band B.



Location

Sheringham is a charming seaside town on the north Norfolk coast, famous for its beautiful beach, traditional character and stunning coastal scenery. The town has a lively atmosphere, with independent shops, cafés and restaurants lining its streets. Sheringham's sandy beach is popular with visitors who enjoy swimming, walking and relaxing beside the sea. The town is also home to the Sheringham Museum, which explores the area's rich fishing and maritime history. One of its most popular attractions is the North Norfolk Railway, where steam trains travel between Sheringham and Holt through picturesque countryside.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Contact Us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick ?YB? to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250