



PRICE GUIDE

£175,000

Flat 2, 10, South Street, Sheringham, NR26 8LL

Arnolds | Keys





THE PROPERTY

Flat 2, 10 South Street, Sheringham, NR26 8LL

Located in a highly favoured residential location, just a short walk from the Town centre and Promenade, is this beautifully presented first floor apartment. The property forms part of a three-storey premises converted many years ago to form three self-contained units. The accommodation is light and airy and generously proportioned with the benefit of gas fired central heating throughout.

There is off-road parking at the rear of the premises although there are no parking restrictions in South Street itself. This is a super little property equally suitable as a holiday home or first purchase.



Although offering just one bedroom, this apartment is very generous in terms of room sizes, making in an ideal pied-a-terre or first purchase for those seeking a low-maintenance home by the seaside.



THE DETAILS

Property Details

COMMUNAL ENTRANCE

With secure entry, stairs to first floor.

PRIVATE ENTRANCE HALL

Radiator.

LOUNGE

A beautifully light room with window to rear aspect, timber fire surround, provision for wall mounted TV, fitted store cupboards to alcoves either side, radiator.

KITCHEN/DINING ROOM

Generously proportioned with base and wall cupboards fitted to the kitchen area, laminated work surfaces and matching upstands, inset stainless steel sink unit, inset electric hob with built-in oven beneath and filter hood above, fitted breakfast bar, two radiators, provision for washing machine, cupboard housing gas fired boiler providing central heating and domestic hot water, window to rear aspect.

BEDROOM

Another generous room with window to front aspect, radiator, fitted store cupboard, timber fire surround with provision for wall mounted TV above. Door to:

BATHROOM

Panelled bath with mixer tap and shower attachment, rail and curtain. Vanity wash basin with cupboards beneath, concealed cistern w.c., radiator, part tiled walls, window front aspect.

OUTSIDE

This property does not have the benefit of a garden but there is a communal off-road parking area approached via the rear service road.

AGENTS NOTE

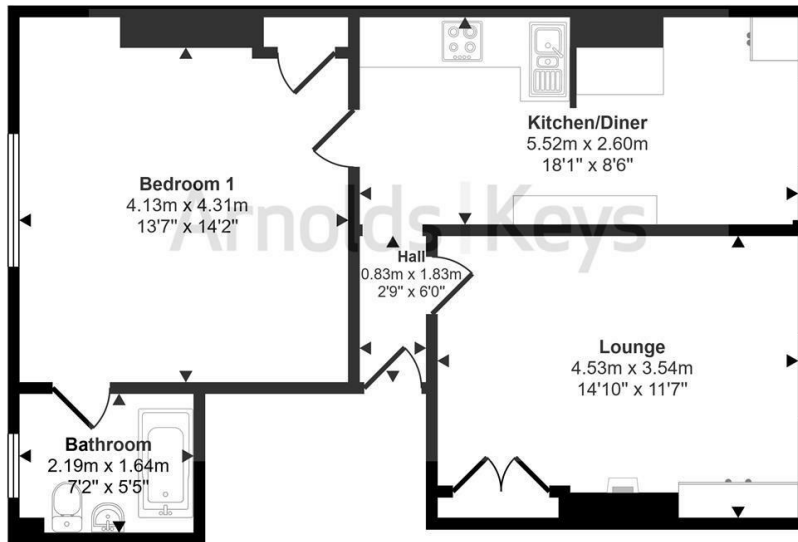
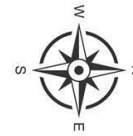
The property is held on the balance of a 125 years lease from 2015. Current Service Charge approximately £70 pcm as advised by the sellers. All mains services are connected and the property has a Council Tax Rating of band A.



Location

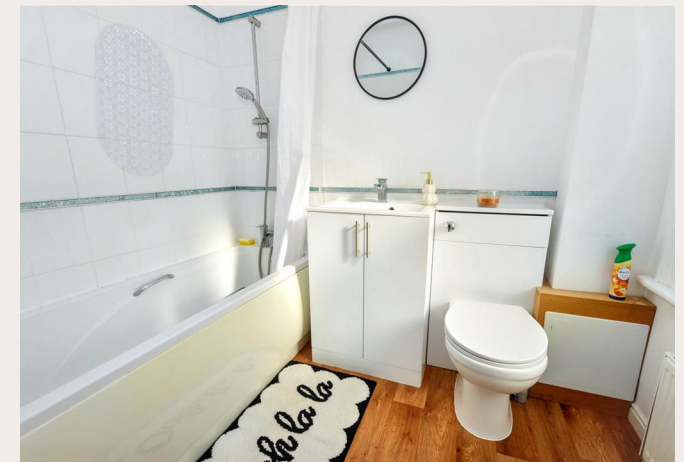
Sheringham is a charming seaside town on the north Norfolk coast, famous for its beautiful beach, traditional character and stunning coastal scenery. The town has a lively atmosphere, with independent shops, cafés and restaurants lining its streets. Sheringham's sandy beach is popular with visitors who 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.

Approx Gross Internal Area
57 sq m / 616 sq ft



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		
(55-68) D		
(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