

# Arnolds | Keys



## Flat 1, 7 West Cliff, Sheringham, NR26 8JT

Price Guide £275,000

- No onward chain
- West facing courtyard garden
- Ideal home or investment opportunity
- Two bedrooms
- Within a stone's throw of the beach
- Gas central heating
- Long lease that permits holiday letting
- Close to Town Centre

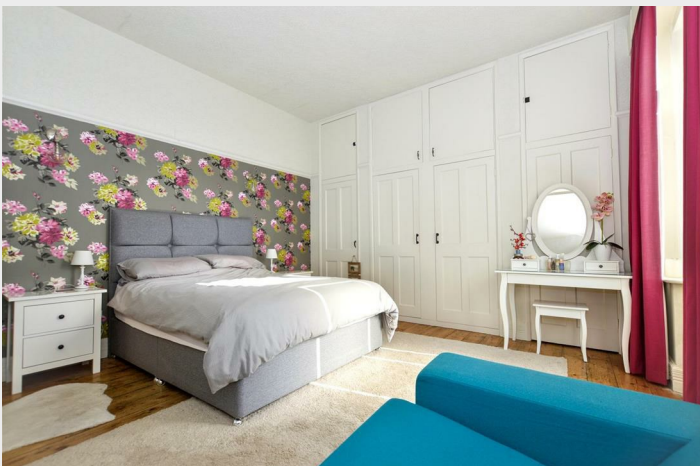
# 7 West Cliff, Sheringham NR26 8JT

Forming part of a Victorian Town House is this beautifully proportioned ground floor apartment just a stone's throw from the promenade and beach. Equally suitable for both permanent or holiday use, the property is also a level walking distance from the Town Centre which offers a wide range of shops and restaurants.

The light and airy accommodation has the benefit of gas fired central heating and sealed unit glazing in UPVC frames. The accommodation is well-presented throughout offering two bedrooms and a contemporary kitchen and bathroom. An added bonus is the west facing courtyard which forms an attractive sun trap during the summer months. A wonderful opportunity for those seeking a home by the sea.



Council Tax Band: C



## COMMUNAL ENTRANCE HALL

With securely locked door. Stairs to first and second floors.

## PRIVATE ENTRANCE HALL

Glass panelled entrance door, wood laminate flooring, radiator, two built in storage cupboards, one cupboard housing pressurised water cylinder with immersion heater.

## LOUNGE/DINING ROOM

A beautifully proportioned room with wide bay window to the front aspect with fitted wooden blinds, period fire surround with open fire recess, two radiators, provision for TV, 4 wall light points.



## BEDROOM 1

A light room with glazed casement door and windows to west facing aspect, polished wood floor, range of fitted wardrobe cupboards with store cupboards above, radiator.

## KITCHEN

A contemporary range of shaker style base and wall cabinets with laminated work surfaces and tiled splashbacks, inset electric hob with oven beneath and filter hood above, inset stainless steel sink unit, integrated dishwasher, integrated refrigerator, vertical radiator, part glazed door and window to rear aspect, extractor fan.



## BEDROOM 2

Radiator, window to courtyard.

## BATHROOM

Panelled bath with mixer shower and glass shower screen, concealed cistern w.c., vanity wash basin with cupboards beneath, illuminated mirror, metro tiling to walls, chrome heated towel rail.



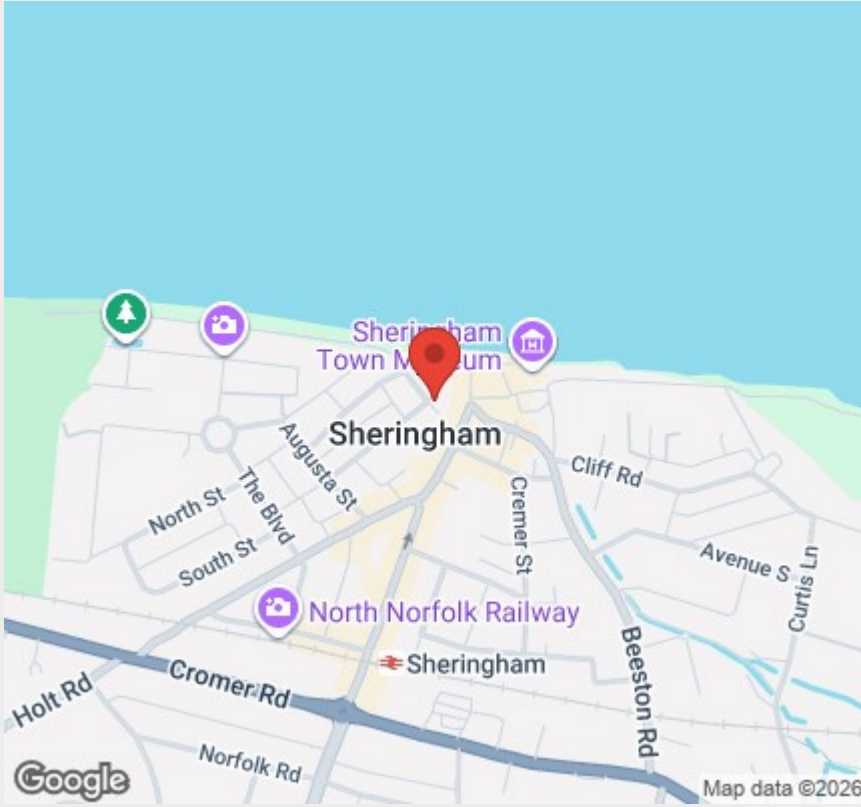
## OUTSIDE

West facing courtyard with paving and shingled area, raised flower bed and timber GARDEN SHED. Pedestrian access to rear.

## AGENTS NOTE

The property is offered with the balance of a 999 year lease and a 1/4 share of the freehold. Current Service Charge is £1500 pa. The property has a Council Tax Rating of Band C.



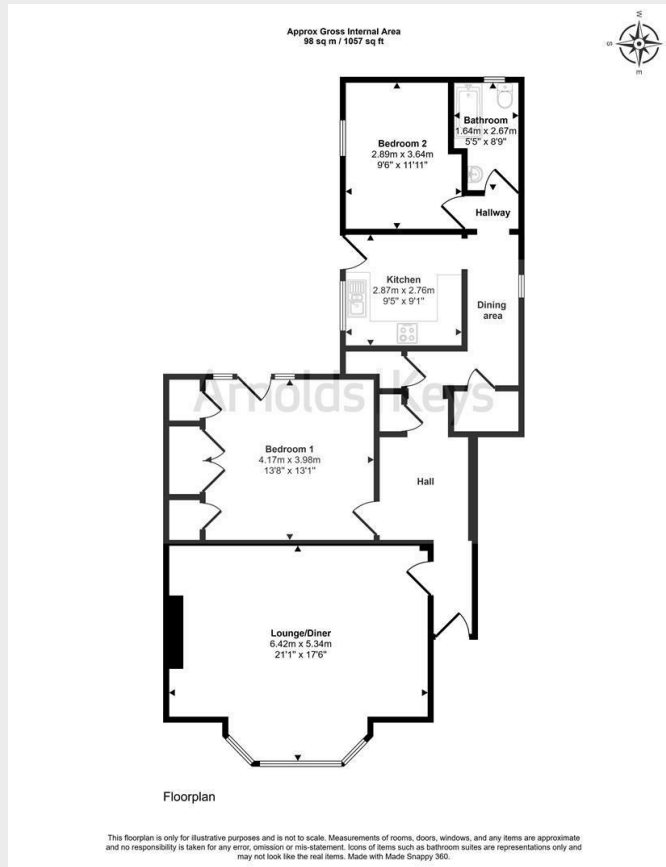


## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

