

PRICE GUIDE

£440,000

Augusta Street, Sheringham, NR26 8LB

Arnolds | Keys









THE PROPERTY

42 Augusta Street, Sheringham, NR26 8LB

Located in the heart of the Town, just a short walk from the beach and shops, is this well-presented, mid-terraced dwelling. The property is beautifully proportioned and has the benefit of gas fired central heating throughout and sealed unit glazing too.

The property has been successfully let for holidays in recent years but would be equally suitable for those seeking a lovely home by the sea.

Sheringham itself offers a wide range of shops and restaurants whilst both bus and rail services provide easy access to the City of Norwich.

Set in the heart of the Town, this is an ideal property for those seeking a home by the sea which is also close to the local amenities.

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THE DETAILS

Property Details

ENTRANCE PORCH
With tiled floor, part glazed door and matching side panels leading to:

ENTRANCE HALL
Polished wood block floor, staircase to first floor with understairs storage cupboard, radiator, fitted service meter cupboard.

LOUNGE
A beautifully light room benefitting from the wide bay window to the front aspect, period style tiled and timber fire surround with open fire if required, provision for TV, radiator.

DINING ROOM
Window to rear aspect, radiator, provision for wall mounted TV.

KITCHEN/BREAKFAST ROOM
Range of base and wall storage units including laminated work surfaces, breakfast bar and tiled splashbacks, inset gas hob with electric oven beneath, inset stainless steel sink unit, provision for dishwasher, radiator, tiled floor, part glazed door to rear garden.

UTILITY ROOM
Window to side, provision for washing machine and tumble dryer, tiled floor.

SHOWER ROOM
Corner shower enclosure with mixer shower, pedestal wash basin, close coupled w.c., heated towel rail, extractor fan, two windows, tiled walls and floor.

FIRST FLOOR

LANDING
Radiator, access to roof space, built in cupboard housing pressurised water cylinder.

BEDROOM 1
A beautifully light room with the wide bay window to the front aspect, period style fireplace, provision for wall mounted TV., radiator.

BEDROOM 2
Window to rear aspect, radiator, pedestal wash basin, period fireplace, provision for wall-mounted TV.

SEPARATE W.C.
Close coupled w.c., radiator, tiled floor, wall mounted gas fired boiler providing central heating and domestic hot water.

BATHROOM
Panelled bath, pedestal wash basin, enclosed shower cubicle with mixer shower, heated towel rail, tiled floor and walls, window to side aspect.

BEDROOM 3
Window to rear aspect, radiator.

BEDROOM 4
Window to front aspect, radiator.

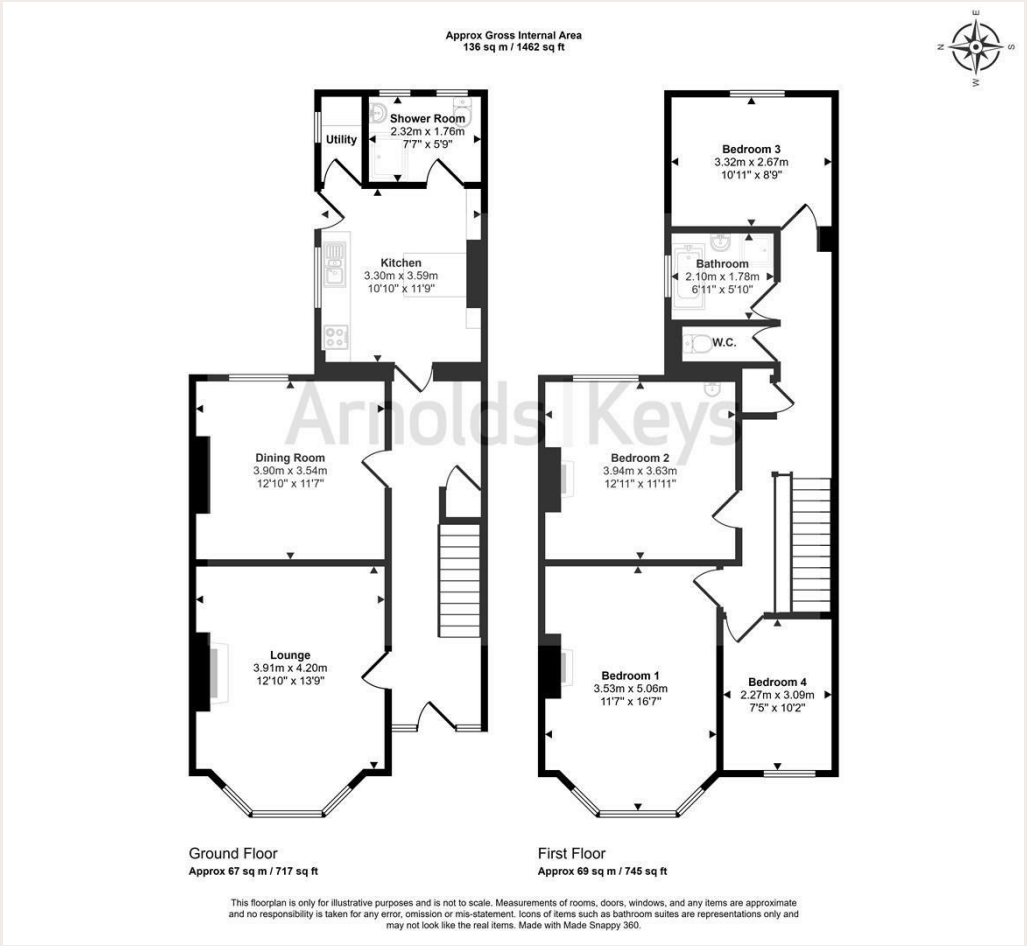
OUTSIDE
The property stands in easy to manage gardens. To the front is a flint walled garden area with lawn and established plant borders a tiled path leads to the entrance porch. The rear garden is fully enclosed and has a paved patio area leading to a further lawn with shrub borders and a small decked area for alfresco dining. There is also a pedestrian access at the rear.

AGENTS NOTE
The property is freehold, has all mains services connected and is currently commercially rated as a holiday letting business.



Location

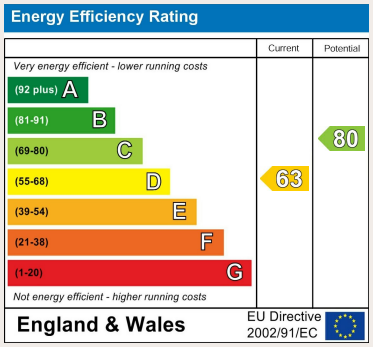
Sheringham is a charming seaside town on the north Norfolk coast, famous for its beautiful beach, traditional character and stunning coastal scenery. The town has a lively atmosphere, with independent shops, cafés and restaurants lining its streets. Sheringham's sandy beach is popular with visitors who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











Contact Us

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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