

Arnolds | Keys



Flat 2, 7 West Cliff, Sheringham, NR26 8JT

Price Guide £275,000

- No onward chain
- Balcony
- Gas Central heating
- Close to Town Centre
- Excellent sea views
- Two bedrooms
- Holiday letting potential
- UPVC sealed unit glazing

7 West Cliff, Sheringham NR26 8JT

Offered with no onward chain is this beautifully proportioned first floor apartment with a balcony enjoying superb sea views. The apartment is one of three self-contained units in this converted building and has been used as a second home for many years. The property has full gas central heating and sealed unit glazing throughout.

West Cliff is an established residential location just a short walk to the Town Centre with its wonderful selection of local shops and restaurants. The Town also benefits from both bus and rail services providing easy access to the City of Norwich.



Council Tax Band: C



COMMUNAL ENTRANCE HALL

With secure entry system and stairs to all floors.

PRIVATE ENTRANCE HALL

With fire door from communal hall way, self-closing door to:

LOUNGE/DINING ROOM

A beautifully light room benefitting from a door and window opening to the balcony with superb views of the sea and space for sitting out. Two fitted alcove cupboards, radiator, TV aerial point, door opening to:



KITCHEN/BREAKFAST ROOM

Window to front aspect with excellent views of the sea. Range of base and wall storage cupboards with laminated work surfaces and tiled splashbacks. Inset stainless steel sink unit, inset 4 ring electric hob with oven beneath and filter hood above. Radiator, wall mounted gas boiler providing central heating and domestic hot water.



BATHROOM

Panelled bath with electric independent shower above, pedestal wash basin, close coupled w.c., radiator, tiled walls.

BEDROOM 1

A nicely proportioned room with window to rear aspect, built in cupboard, radiator.

BEDROOM 2

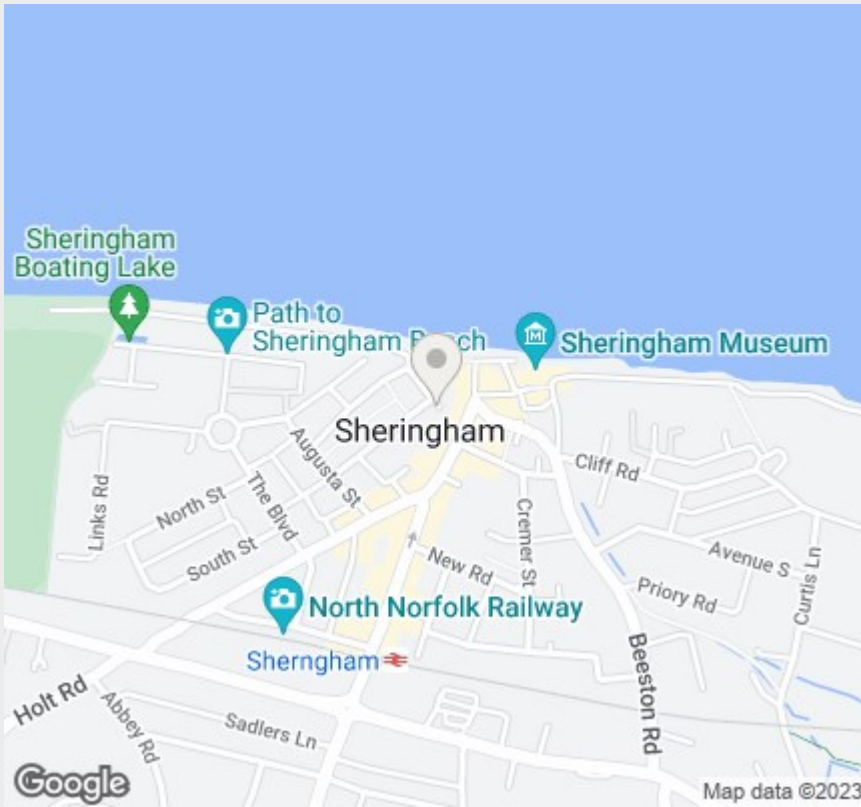
Window to rear aspect, radiator.



AGENTS NOTE

The property is offered with no onward chain. All main services are connected. The property is held on the balance of a 999 year lease but also has a one tenth share of the freehold (this is the freehold of both number 7 and 9 West Cliff). Current service charge is approximately £1200 pa.




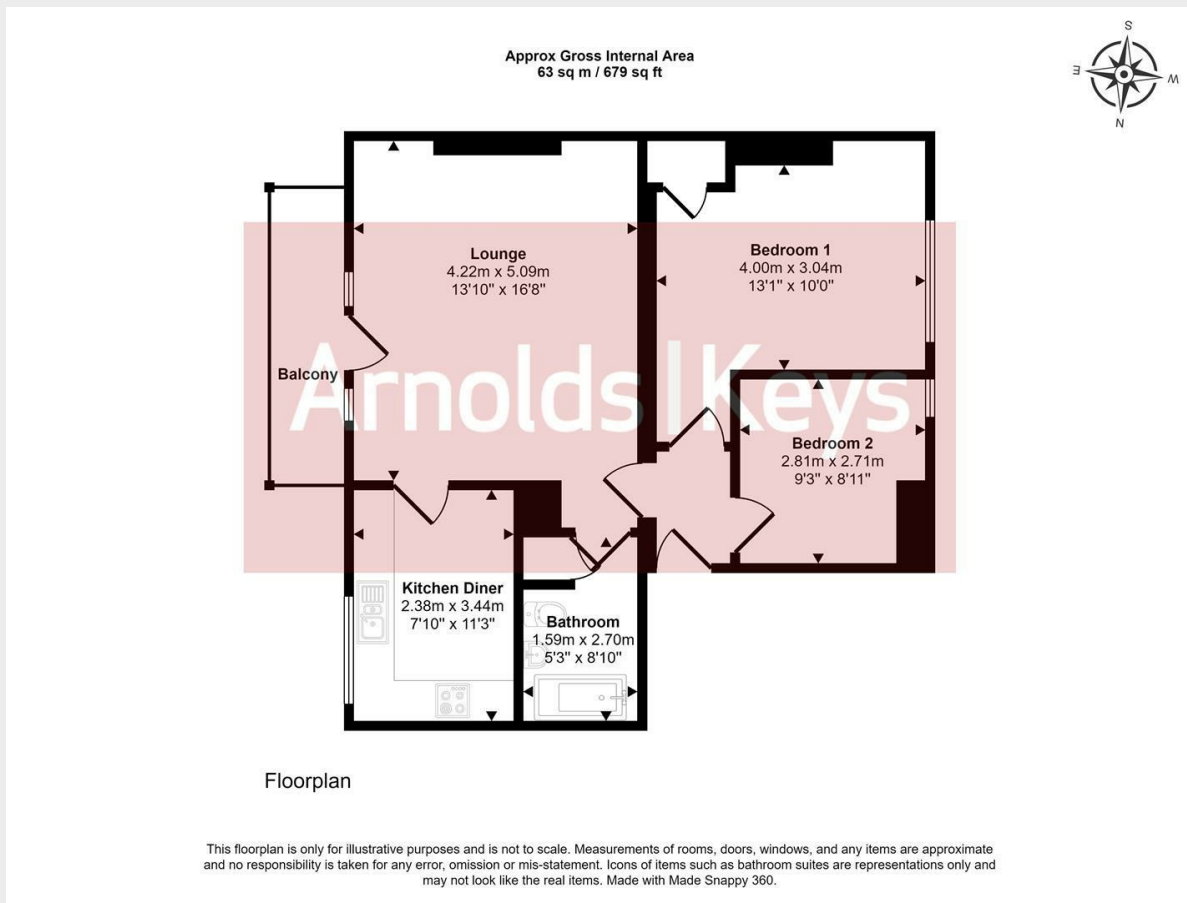


Viewings

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) A			
(81-91) B			79
(69-80) C	69		
(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 and 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.