PRICE GUIDE

£175,000

The Esplanade, Sheringham, NR26 8LQ

Arnolds | Keys

THE PROPERTY

26, Paulian Court, The Esplanade, Sheringham, NR26 8LQ

Offered with no onward chain is this purpose built apartment located on the top floor and enjoying excellent views of the sea from the principal rooms. The apartment forms part of an established block set just west of the Town, within easy walking distance of the Town Centre and just a stone's throw from the beach.

This property has electric off-peak heating and the windows have been replaced with UPVC sealed units. The block stands in communal gardens and this apartment has the benefit of a brick built garage at the rear. An ideal home by the sea although the lease precludes holiday letting.

The wonderful views out over the coast, make this an ideal property for those seeking a seaside property that's also within walking distance of the Town Centre.

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THE DETAILS

Property Details

COMMUNAL ENTRANCE HALL
With secure entry system and stairs to all floors.

PRIVATE ENTRANCE HALL
Part glazed entrance door, security entry telephone, built in airing cupboard with hot water cylinder, night storage heater.

LOUNGE/DINING ROOM
With windows to front and side with excellent views to the sea. Provision for TV, night storage heater.

KITCHEN
A light room with window to the rear south facing aspect. Range of base and wall cabinets with laminated work surfaces and part tiled walls, inset electric hob with built in oven beneath and filter hood above, inset sink unit, automatic washing machine, fridge/freezer.

WET ROOM
Window to rear aspect, wall mounted wash basin, low level w.c., miser shower unit with rainwater head and spray, heated towel rail, fully tiled walls.

BEDROOM 1
Window to rear, south facing aspect, wall mounted electric heater, range of fitted bedroom furniture including wardrobes and drawer unit.

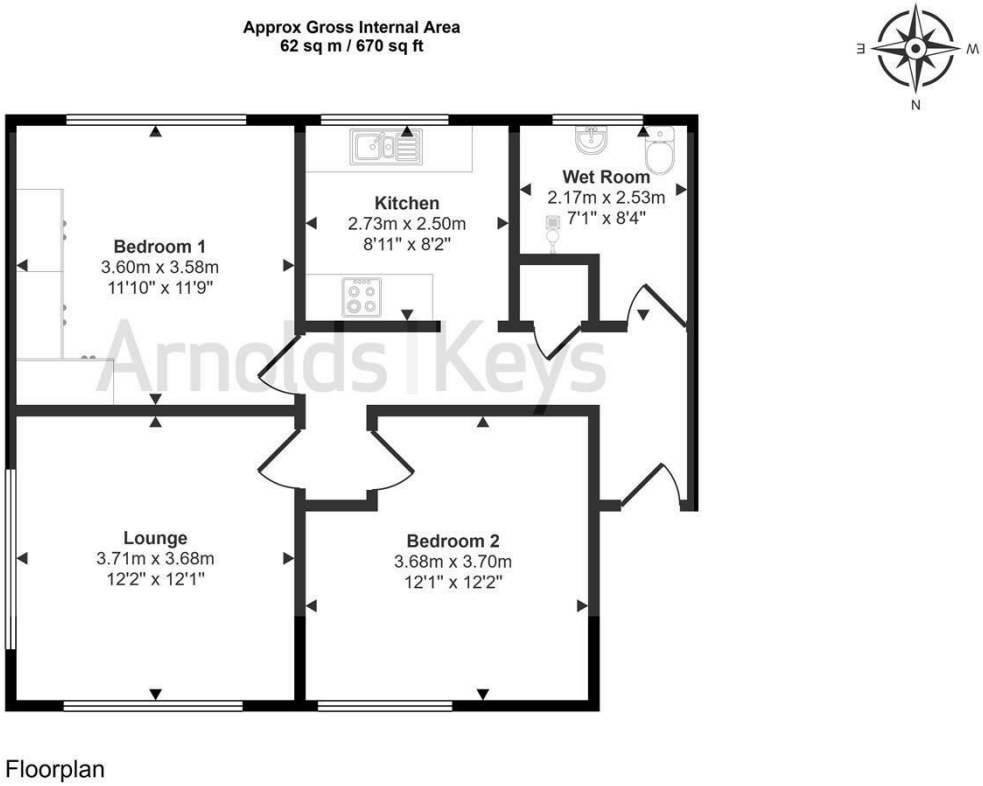
BEDROOM 2
Window to front aspect with sea views. Wall mirror, wall mounted electric heater.

OUTSIDE
Paulian Court stands in communal gardens. A service road leads to the rear of the block and to the lock-up garages. This apartment has the benefit of one of the garages.

AGENTS NOTE
The property is held on the balance of a 999 year lease from 25th March 1969. Ground Rent is £1 pa. Service Charge currently £1550 pa. The lease does not permit holiday letting. The property has the benefit of mains electricity, water and drainage. There is no gas at Paulian Court.

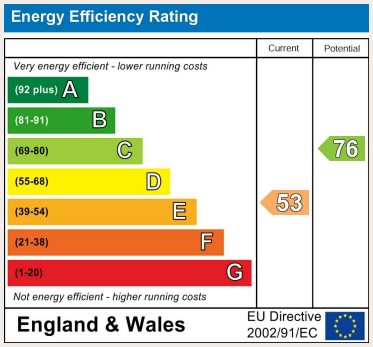
Location

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.



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.



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