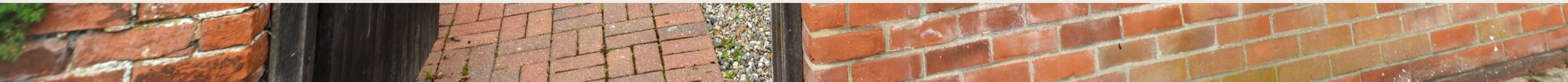


PRICE GUIDE

£180,000

Augusta Street, Sheringham, NR26 8LA

Arnolds | Keys









THE PROPERTY

12 Augusta Street, Sheringham, NR26 8LA

An excellent opportunity to acquire a ground floor apartment located in the heart of the Town, close to all the local amenities and just a short walk to the West Promenade. This apartment forms part of a small block of just three and has recently been re-furbished including complete redecoration and the installation of a new shower room. There is an allocated parking space at the rear.

Sheringham itself is a thriving seaside Town popular for its sandy beaches and excellent shopping facilities whilst both bus and rail services provide easy access to the city of Norwich which is just 27 miles distant.

Offered with no onward chain and located in the heart of the Town, this is an ideal property for those seeking a home close to all local amenities.

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THE DETAILS

Property Details

COMMUNAL ENTRANCE HALL
With secure entry system and additional door to car park area.

PRIVATE ENTRANCE HALL
Secure entry telephone, two built in cupboards, radiator.

LOUNGE/DINING ROOM
Wide bay window to front aspect, radiator, provision for TV.

KITCHEN
Window to rear aspect. Range of fitted base and wall cabinets with laminated work surfaces and complimentary tiled splashbacks, provision for electric cooker (cooker included) with filter hood above, fridge/freezer (also included), radiator, provision for washing machine, wall mounted gas boiler providing central heating and domestic hot water.

SHOWER ROOM
Recently completely re-fitted with a level entry shower enclosure with mixer shower and screen, vanity wash basin with cupboards beneath, concealed cistern w.c., wall mirror, electric shaver point, heated towel rail.

BEDROOM 1
Window to rear aspect, radiator.

BEDROOM 2
Window to front aspect, radiator.

OUTSIDE
At the rear of the property, approached over a service road, is the parking area and this apartment has one space allocated.

TENURE
The property is leasehold and has 158 years unexpired. The current Ground Rent/Service Charge is £200 per annum and the Buildings Insurance is currently £235.53 pa.

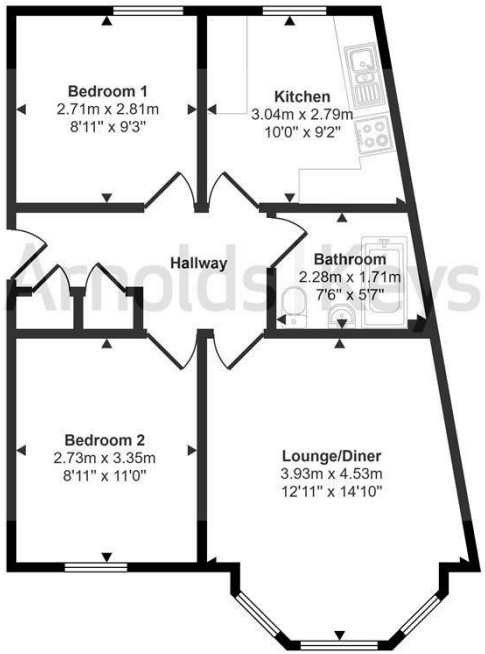
AGENTS NOTE
The property has all mains services connected and has a Council Tax Rating of Band C. It may not be sub-let for holiday use.



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
53 sq m / 569 sq ft



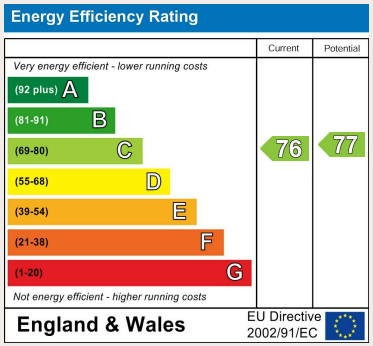
Floorplan

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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