



PRICE GUIDE

£525,000

Morris Street, Sheringham, NR26 8JY

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THE PROPERTY

19, Morris Street, Sheringham, NR26 8JY

A wonderful opportunity to acquire a substantial mid-terraced Town House together with a self-contained annexe thus providing a home with income if required. The property is located close to the Centre of Sheringham and just a stone's throw from the beach. The property has beautifully proportioned accommodation retaining a wealth of the original character and is available immediately with no onward chain.

Sheringham itself is a highly popular Coastal Town offering an excellent range of local shops and restaurants whilst both bus and rail services provide easy access to the County Capital of Norwich which is just 27 miles distant.



Located in the heart of the Town, in an historical setting is this excellent opportunity to acquire a home and a possible income form the attached annexe.



INTERNAL

Property Details

ENTRANCE PORCH

Fully glazed entrance doors, attractive tiled floor, further part glazed door opening to:

ENTRANCE HALL

Original tiled floor, stairs to first floor with understairs storage cupboard, original archway.

LOUNGE

A beautifully light room with wide bay window to front aspect, feature period style fireplace with tiled hearth and inserts, point for gas fire, polished pine flooring.

DINING ROOM

Another light room with large window to rear aspect, feature fire surround with tiled hearth, polished pine floor, wall mounted electric heater.

KITCHEN

Fitted with a comprehensive range of bespoke base and wall cabinets with solid wood work surfaces and part tiled walls, matching dresser unit, inset Belfast sink with chrome mixer tap, range style electric stove with double oven, glass panelled door and window to rear courtyard, tiled floor, exposed brick chimney fitted with solid fuel Rayburn stove. Tiled floor.

FIRST FLOOR

LANDING

Night storage heater, stairs to second floor.

BATHROOM

Panelled bath, pedestal wash basin, close coupled w.c., fully tiled shower enclosure with electric shower unit, radiator, part tiled walls, fitted store cupboards including airing cupboard.

SEPARATE W.C.

With low level suite, window to side aspect.

BEDROOM 1

Period fireplace, wash basin, window to rear aspect.

BEDROOM 2

Period fireplace, wash basin, window to front aspect.

BEDROOM 3

Wash basin, window to front aspect, fitted cupboard.

SECOND FLOOR

SHOWER ROOM

Tiled shower enclosure with power shower, wash basin with tiled splashbacks, close coupled w.c.

BEDROOM 4

Wash basin, window to rear aspect.

BEDROOM 5

Pedestal wash basin, fitted storage cupboards, window to front aspect.

ANNEXE

ENTRANCE LOBBY

With part glazed entrance door.

SHOWER ROOM

Recently re-fitted with corner shower enclosure with electric shower, close coupled w.c., pedestal wash basin, heated towel rail, wall mounted fan heater.

LOUNGE

Wall mounted electric heater, window to side, stairs to first floor. Door to:

KITCHEN

Recently re-fitted with a modern range of base and wall cabinets with wood-effect work surfaces and matching upstands. Integrated refrigerator and dishwasher, inset electric hob with integral oven beneath, inset sink unit, window to side aspect, wall mounted electric heater.

BEDROOM 1

Wall mounted electric heater, two aspects to rear and side, fitted store cupboard. Door to:

BEDROOM 2

Wall mounted electric heater, window to side aspect.

OUTSIDE

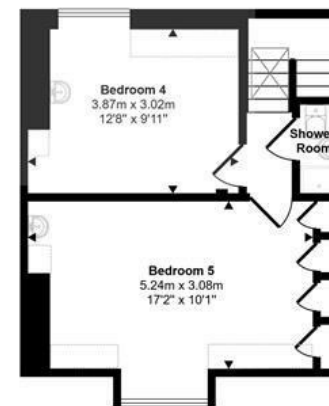
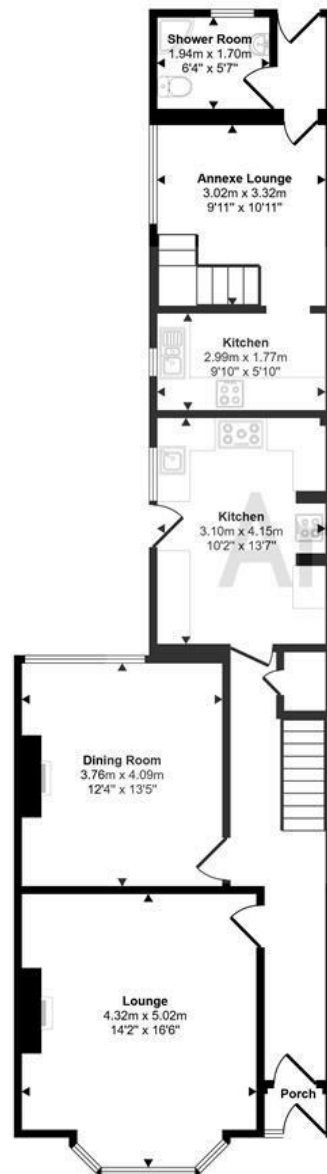
To the front of the property is a small, easy to manage garden area with high hedges providing an element of privacy, tiled path to doorway. The rear garden, which has its own access from the rear is arranged as a fully enclosed courtyard with recently constructed brick outhouse.

AGENTS NOTE

The property is freehold, has mains electricity, water and drainage connected. The main house has a Council Tax Rating of Band C, the annexe is band A. The owner has ensured that the annexe is compliant with current holiday letting regulations should any purchaser be interested in using it as such.



Approx Gross Internal Area
203 sq m / 2186 sq ft



Ground Floor
Approx 85 sq m / 920 sq ft

Denotes head height below 1.5m

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.

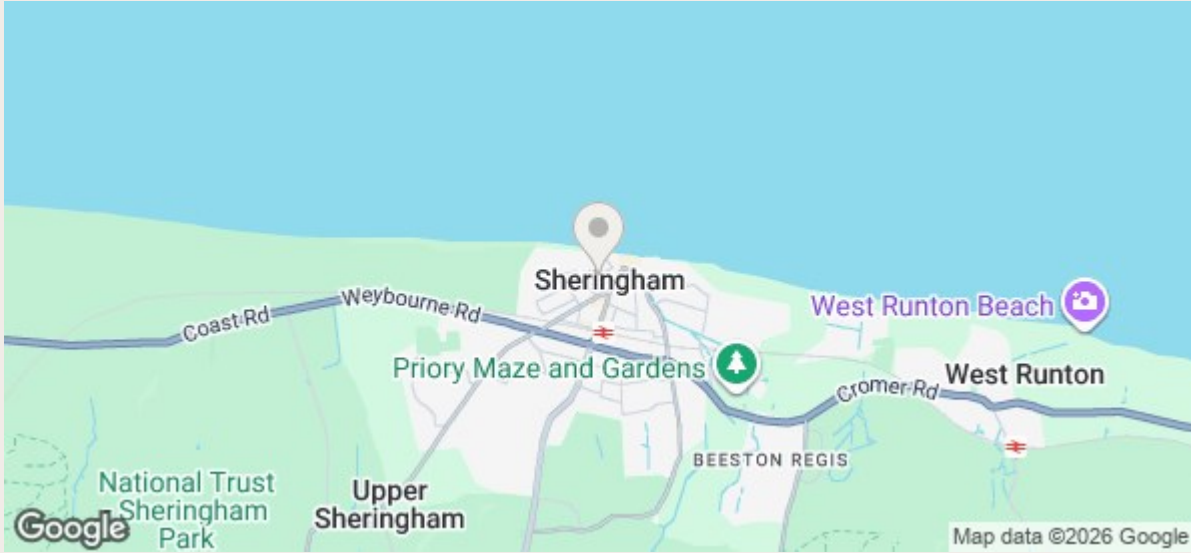


EXTERNAL

Property Details

To the front of the property is a small, easy to manage garden area with high hedges providing an element of privacy, tiled path to doorway. The rear garden, which has its own access from the rear is arranged as a fully enclosed courtyard with recently constructed brick outhouse.





LOCATION

19, Morris Street, Sheringham, NR26 8JY

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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