

LEASEHOLD



Apartment (EPC Rating: E)

SHERINGHAM COURT WEYBOURNE ROAD SHERINGHAM NR26 8HF

Offers in excess of
£180,000

FEATURES

- Walk Into Town
- Lower Ground Floor
- Courtyard Garden
- Two Bathrooms
- Two Receptions
- Close To Golf Course
- Former Hotel
- Two Bedrooms
- Generously Sized
- Period Features



Ben Allman
Estate & Letting Agents

2 Bedroom Apartment located in Sheringham

Positioned in one of North Norfolk's most sought-after coastal towns, this beautifully presented lower ground apartment offers an enviable blend of seaside charm and contemporary comfort, just moments from Sheringham's vibrant town centre, award-winning beaches and renowned cliff-top golf course.

Thoughtfully designed throughout, the apartment offers approximately 581 sq. ft. of refined living space, ideal as a permanent residence or elegant coastal retreat. The welcoming sitting room provides a stylish yet relaxing setting, while the well-appointed fitted kitchen flows seamlessly into a dedicated dining area, perfectly suited to both quiet evenings and effortless entertaining.

The property further benefits from two generous double bedrooms and two modern bathrooms, creating a superb balance of comfort, practicality and privacy. Electric heating radiators with room thermostats ensures a warm and inviting atmosphere throughout the seasons. Private outside courtyard is perfect relaxing space.

A particularly rare advantage is the excellent parking provision, with allocated parking for two vehicles together with additional visitor parking — an invaluable feature in this highly desirable coastal setting.

Sheringham remains one of the North Norfolk coast's most treasured destinations, surrounded by Areas of Outstanding Natural Beauty and framed by the woodland walks of Pretty Corner and the stunning coastline. The town offers an exceptional lifestyle with independent boutiques, cafés, restaurants, leisure facilities and excellent transport links, including rail services to Norwich and connections across the county.

The area is also exceptionally well served by respected schooling for all ages, with local primary and secondary schools nearby, alongside a selection of highly regarded public and independent schools within easy reach.

Combining an outstanding location with elegant interiors and everyday convenience, this is coastal living at its finest.

Communal Entrance Hall

A striking and elegant former hotel building, this impressive residence is introduced by a grand communal entrance featuring beautifully ornate timber detailing above the doorway, setting the tone for the character and charm found throughout. Accessed via a secure entry phone system, the apartment enjoys its own private entrance from the refined communal lobby, leading downstairs to a secluded and welcoming interior.

Private Hall

Doors to the sitting room, bedroom two and the bathroom.

Bedroom Two

11'8 x 10'0

Double glazed windows to the side aspect overlook a charming courtyard setting, allowing for natural light while maintaining a peaceful sense of privacy. The room is further complemented by fitted wardrobes and contemporary wall-mounted electric radiators, combining comfort with practicality.

Family Bathroom

The bathroom is elegantly appointed with a panelled bath complemented by contemporary aqua board splashbacks, alongside a stylish wash hand basin and WC. Further features include a heated towel rail and a useful airing cupboard, combining comfort with everyday practicality.

Sitting Room

19'8 x 17'2 plus alcove

A wonderfully light and generously proportioned reception room, featuring double glazed doors opening directly onto the private courtyard, creating an effortless connection between indoor and outdoor living. Additional side-facing windows and a charming alcove window fill the space with natural light, with the alcove itself offering the perfect setting for a reading nook or compact home workspace.

A feature fireplace with inset electric fire provides an attractive focal point and adds warmth and ambience, ideal for cosy evenings year-round. An electric radiator and access through to the dining room complete this inviting and versatile living space.

Dining Room

12'4 x 6'11

Enjoying a natural flow from the main living accommodation, the dining room is enhanced by a double glazed rear window and electric radiator, creating a comfortable and versatile space for both formal dining and relaxed everyday living. An opening leads seamlessly into the kitchen, while a separate door provides access to the principal bedroom, contributing to the apartment's well-considered layout.

Kitchen

11'1 x 10'4

A superbly proportioned kitchen, thoughtfully designed with an extensive range of fitted base and wall-mounted cabinetry, offering both style and practicality. Complemented by tiled splashbacks and flooring, the space is well equipped for modern living, featuring an inset sink unit and a range of integrated appliances including an electric hob with extractor canopy above, double oven, and dedicated space for a microwave, dishwasher and washing machine. Both functional and inviting, the kitchen provides the ideal setting for everyday living and effortless entertaining.

Master Bedroom

12'4 x 9'5

The master bedroom enjoys a peaceful rear aspect with a double glazed window allowing for plenty of natural light, while an electric radiator ensures year-round comfort. A private door leads through to the stylish en-suite, enhancing the sense of luxury and convenience within this well-appointed retreat.





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Ensuite Shower Room

The en-suite is stylishly finished with a contemporary shower cubicle, wash hand basin and WC. Complemented by fully tiled walls and flooring, the space also benefits from a heated towel rail, creating a polished and practical addition to the master bedroom.

Outside

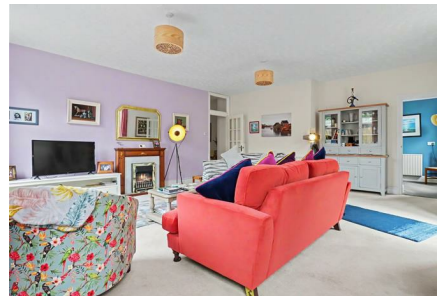
Set within beautifully maintained communal grounds, the property further benefits from allocated parking together with additional visitor parking — a rare and highly desirable feature within this prime coastal setting. To the rear, a private courtyard terrace accessed directly from the sitting room via elegant French doors provides the perfect space for al fresco dining, morning coffee or simply relaxing in peaceful surroundings.

The development is approached by two separate staircases, one leading to the impressive communal entrance and the other offering convenient direct access to the car park. Residents also enjoy the use of a private storage area and a communal laundry room, further enhancing the practicality of this well-considered residence.

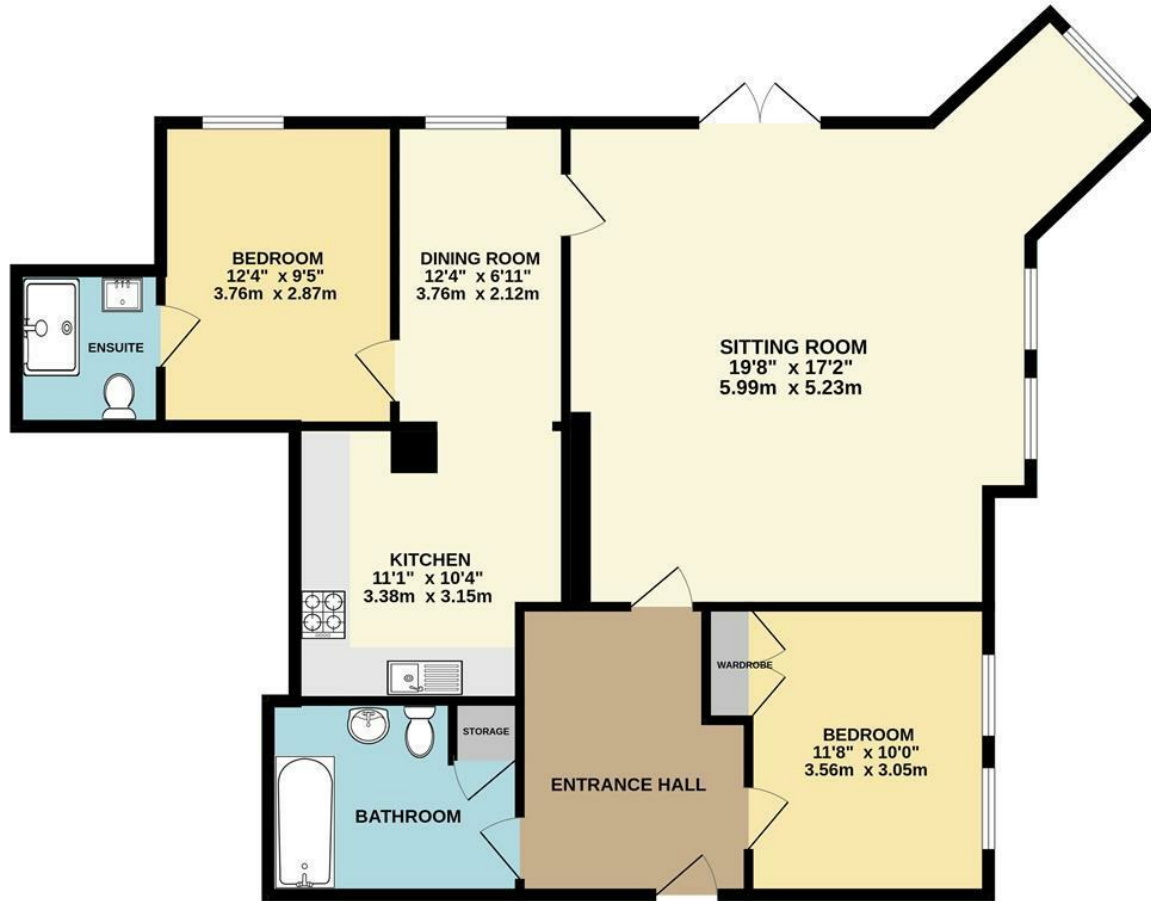
Perfectly positioned for effortless access to both the town centre and Sheringham's beautiful shoreline, the apartment offers an outstanding lifestyle opportunity. For lovers of heritage and coastal charm, the renowned Sheringham Station and the famous North Norfolk Railway provide a wonderful nearby attraction, capturing the timeless character of this exceptional seaside town.

Agents Note

There are 146 years remaining on the lease. £2124 per annum including buildings insurance, x2 spaces, communal area cleaning weekly and windows monthly and gardening on development. No ground rent payable.



LOWER GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

