



01263 822373
arnoldskeys.com

Flat 2, 24, New Street . Sheringham . NR26 8EE



Guide £230,000

BEAUTIFUL TOWN CENTRE HOME READY TO MOVE INTO

New Street is a well established residential area just off the Town Centre and within walking distance of the beach. This property is a beautifully presented maisonette on the first and second floors offers well-proportioned accommodation with the benefit of gas central heating. A private entrance hall with carpeted stairs leads to the landing where the lightness of the accommodation will be fully appreciated. The sitting room is at the front of the property and has retained the period fireplace with its ornamental surround. The modern bathroom is also at the front and has a three-piece suite and over bath shower. Central to the first floor is the double bedroom with a window overlooking the rear whilst the recently re-fitted kitchen completed the accommodation on this floor. The kitchen has a contemporary selection of units and incorporates an oven, hob and washer/dryer. There is also room for a small dining table. Stairs then lead to the top floor where there are two further bedrooms enjoying views over the Town.

This property is being sold with 997 years remaining on the lease and a 50% share of the Freehold is included too. The property may be sub-let and used for holiday lettings too if required.



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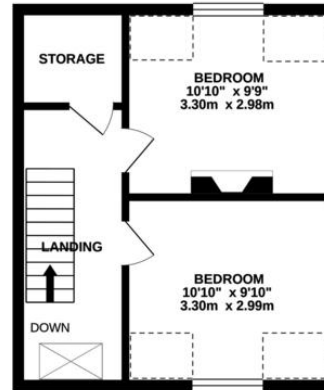
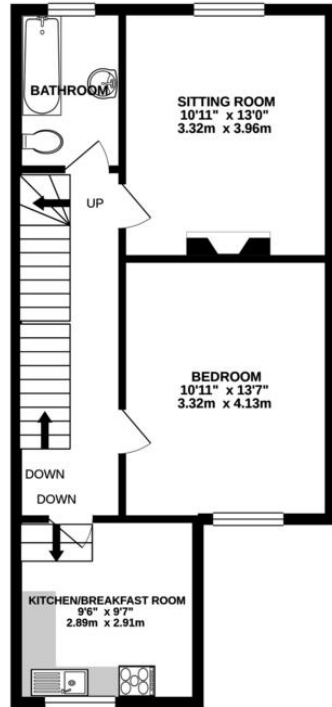
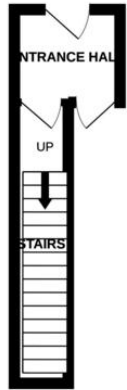
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GROUND FLOOR
68 sq.m. (6.3 sq.m.) approx.

1ST FLOOR
321 sq.m. (28.4 sq.m.) approx.

2ND FLOOR
317 sq.m. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq.ft. (84.1 sq.m.) approx.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	65 D
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

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. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. 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 £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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coastal@arnoldskeys.com

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