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39, Seaview Crescent . Sheringham . NR26 8XR



**Guide £345,000**

## A DELIGHTFUL HOME OFFERING FLEXIBLE ACCOMMODATION

Seaview Crescent is a modern development located towards the southern outskirts of the Town and approximately 3/4 mile from the Town Centre. A local convenience store is a short walk and woodland at Pretty Corner is close by too. The property has a welcoming entrance hall with cloakroom and storage cupboard. The fully fitted kitchen sits at the front of the house and offers a good range of units and provision for the usual appliances and the gas boiler. The dining room is at the rear and takes full advantage of the south facing aspect with wood effect flooring throughout. A central fireplace feature houses a gas fire and double doors lead to the large conservatory which in turn leads out to the garden. The main reception room also takes full advantage of the south facing aspect and has patio doors to the garden as well as a window to the front. The first floor landing has an airing cupboard and provides access to the three double bedrooms, two of which have built in wardrobe cupboards. The accommodation is completed by the family bathroom which has been re-fitted to provide a contemporary three-piece suite.

The property has a wide brickweave driveway at the front to provide off-road parking. The rear garden has also been arranged with ease of maintenance in mind. It is in a courtyard style, fully enclosed and with raised flower beds too. There is also a gated pedestrian access at the rear.



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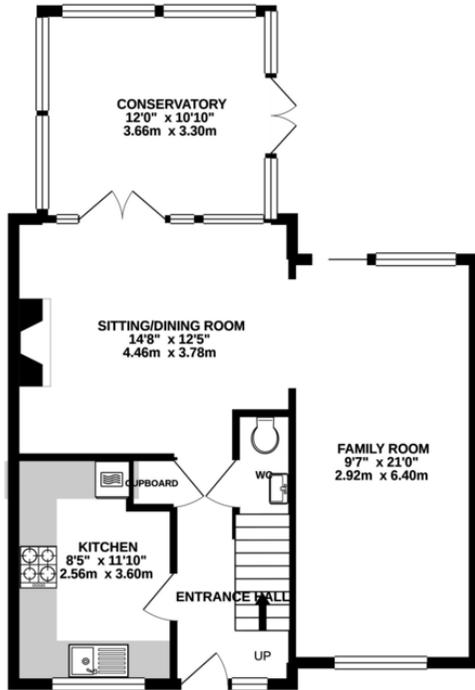
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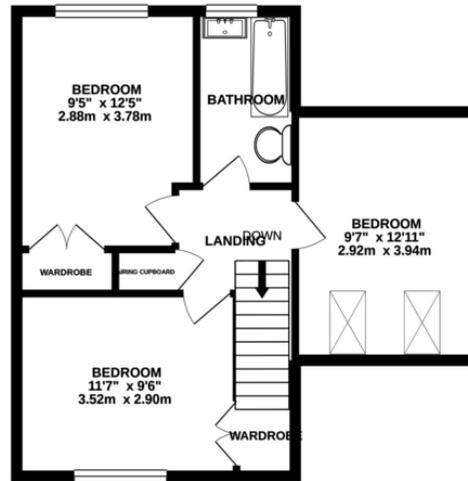
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GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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

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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