



01263 822373
arnoldskeys.com

26, Seaview Crescent . Sheringham . NR26 8XT



Guide £495,000

NEARING COMPLETION AND BEAUTIFULLY PROPORTIONED

Seaview Crescent is a modern development of properties by Peart and Barrell limited, well-established local builders of high repute. This property is on the edge of the Development and enjoys views to the coast at the front and a south facing plot at the rear. This is an ideal family home offering beautifully proportioned accommodation throughout with the benefit of gas fired central heating and sealed unit glazing. The Reception Hall is a welcoming entrance with its turning staircase and useful understairs cupboard and cloakroom. The large living room is at the front of the property with a wide bay window and central fireplace feature. The beautifully fitted Kitchen/Dining Room spans the entire rear of the property and is superbly fitted with a comprehensive range of high gloss units and integrated appliances. The dining area has wide patio doors opening to the south facing rear garden. Completing the ground floor is the utility room approached of the kitchen. The first floor offers four very generous bedrooms, all doubles and two with en-suite shower rooms. The principal bedroom has far-reaching views to the coast. This floor is completed with the central family bathroom with a four-piece suite including bath and shower.

The brickweave driveway leads to the integral garage and a side access leads to the fully enclosed rear garden with lawn and paved patio area.



Arnolds | Keys

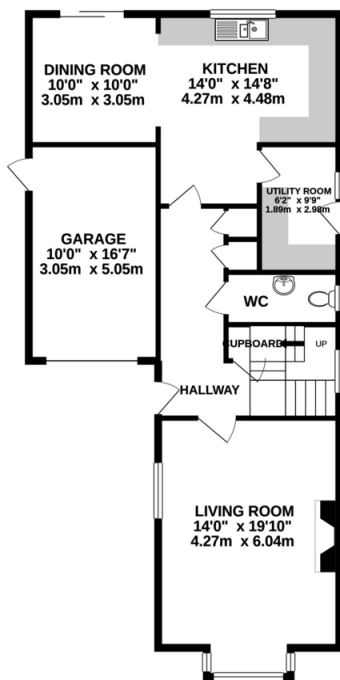


Internal photo to follow shortly

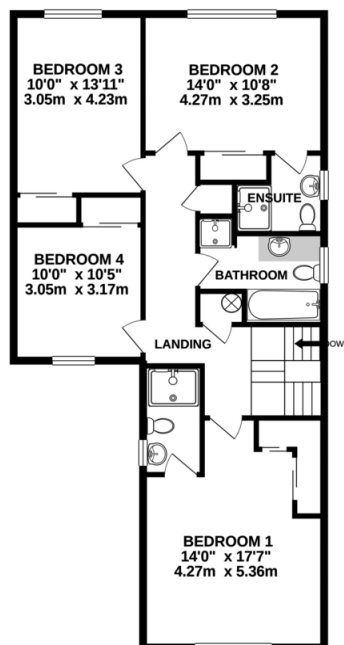
Internal photo to follow shortly

Internal photo to follow shortly

GROUND FLOOR
953 sq.ft. (88.5 sq.m.) approx.



1ST FLOOR
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA: 1900 sq.ft. (176.5 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 misstatement. 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.
Made with Metriplex 6/2021

EPC to be inserted here when available

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.



01263 822373
arnoldskeys.com

coastal@arnoldskeys.com

Arnolds | Keys