



SOWERBYS

## FLAT 6

71-73 Staithe Street, Wells-next-the-Sea,  
NR23 1AN



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NR23 1AN

- Elevated Quay and Coastal Views
- Unique Split-Level Apartment
- Two Double Bedrooms
- Vaulted and Beamed Ceilings
- Heart of Town Location
- Minute Walk from the Quay
- Courtyard Garden
- Designated Parking Space

Wells-next-the-Sea Office

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Sowerbys are delighted to offer a rare opportunity to purchase a superb split-level apartment boasting stunning elevated coastal views, situated right in the heart of the hugely popular sea-side town of Wells-next-the-Sea.

Located only a minute walk from the quay, within an instantly recognisable Grade II listed building, this outstanding split-level apartment is briefly comprised of; impressive communal entrance hall, private entrance hall, hallway with vaulted ceiling and glazed doors leading to a spacious sitting room with elaborate vaulted, exposed beamed ceiling and multi-paned sash windows offering elevated harbour views. Opposite the sitting room, also through glazed doors, is a light dual aspect kitchen/diner with shaker style units, integrated appliances, Corian work surfaces, solid oak flooring and again wonderful vaulted and beamed ceiling.

The principal bedroom benefits from fitted wardrobes and a contemporary three-piece ensuite bathroom. Whilst the second double bedroom provides access via a bespoke steel staircase to a mezzanine level, which could be used as an occasional bedroom, study or simply a viewing point, as it does offer some of the most stunning elevated views across the quay and coastline beyond. These rooms are served by a further shower room to the inner hallway.

The apartment also further benefits from a private courtyard garden and the ever-important designated parking space. Unique properties such as this rarely come to the market in Wells-next-the-Sea and as such we would highly recommend viewing at your earliest convenience.







## LOCATION

Wells-next-the-Sea is a small popular town set behind a small harbour on the beautiful North Norfolk Coast and its beach was voted The Best British Beach of the Year 2016 by The Times. The town has a maze of narrow streets, old alleys and yards, filled with shops, pubs and cafes and there are many listed and impressive Georgian and Victorian buildings. The town has a doctors' surgery, library, community hall and primary and secondary schools, and, for those that enjoy the water a public house on a boat. Wells-next-the-Sea is within an Area of Outstanding Natural Beauty at the heart of the Heritage Coast between Hunstanton and Weybourne. The beautiful sandy beach, with its pine trees, sand dunes and colourful beach huts, can be reached by a pleasant walk, car or by using a miniature steam train from the harbour, alternatively you could just enjoy the Quay with its active fishing fleet and sailing club. Both Wells-next-the-Sea and Holkham Woods are designated Nature Reserves, and walkers and birdwatchers enjoy the North Norfolk Coastal Path, creeks and marshes.

## SERVICES CONNECTED

All mains water, electricity and drainage. Gas fired central heating provided by a Worcester condensing gas boiler with an unvented high pressure hot water system. Telephone and broadband connected.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

C. Ref:- 8727-7626-0150-6989-6992

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## LEASEHOLD

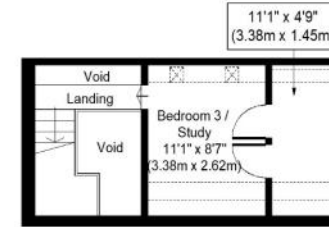
Term remaining approximately 110 years.



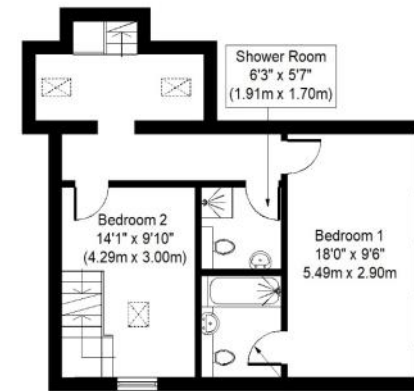
These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



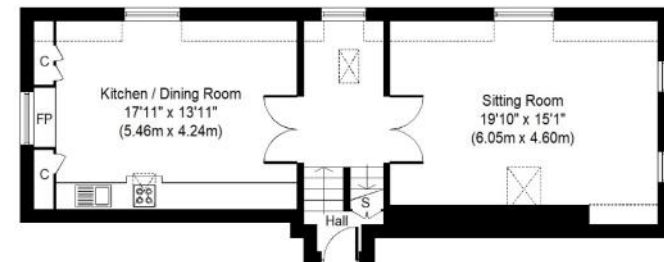
☐ Reduced Headroom Below 1.5 m / 5'0"



Second Floor  
Approximate Floor Area  
(Excluding Void)  
199 Sq. ft.  
(18.5 Sq. m.)



First Floor  
Approximate Floor Area  
558 Sq. ft.  
(51.8 Sq. m.)



Ground Floor  
Approximate Floor Area  
681 Sq. ft.  
(63.3 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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