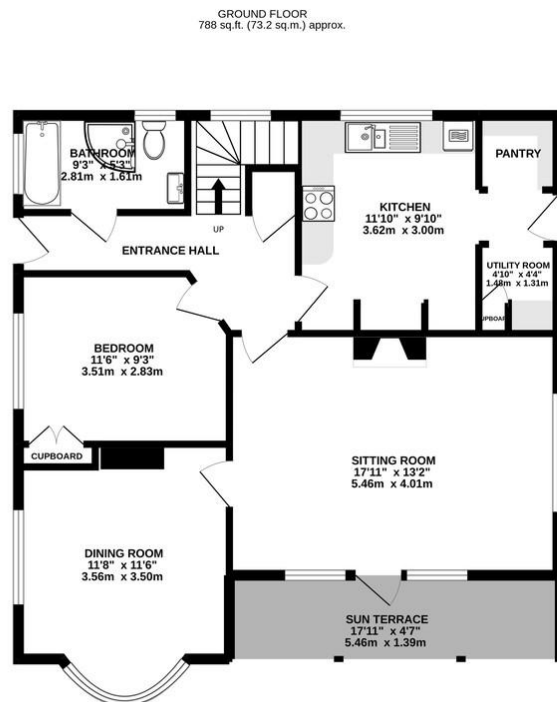




Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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



TOTAL FLOOR AREA: 1081 sq.ft. (100.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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 £210. 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 £250. 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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City 01603 620551
Coastal 01263 822373

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.

Clifftops, 3 Nelson Road, Sheringham, NR26 8BT

Guide Price £525,000

Standing in a larger than average plot and with panoramic views over the Town and Coast is this detached chalet offering accommodation of character. The property is truly deceptive and offered two reception rooms and three bedrooms and is located just a short walk from the East Promenade.

The accommodation has the benefit of gas fired central heating and UPVC sealed unit windows throughout. The property is currently used as a holiday home but equally suitable for permanent occupation too. However, all viewings will be restricted to changeover days.

- Stunning views over the Town and sea
- Three bedrooms
- Two reception rooms
- Large gardens
- Garage

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Property Description

ENTRANCE HALL

Attractive mosaic tiled floor, turning staircase to first floor with under stairs storage cupboard, UPVC door to side aspect, two radiators.

KITCHEN/BREAKFAST ROOM

With a modern range of high gloss base and wall storage cupboards with a granite-style work surfaces. Integrated electric hob with stainless steel extractor hood over, inset stainless steel sink unit, integrated washer/dryer and dishwasher, built-in electric oven and grill, recess for fridge-freezer with storage cupboard above, tiled floor. Open to:

REAR ENTRANCE LOBBY

With access to pantry area fitted with matching cupboards and work surface. Further access to Utility Area with Worcester gas fired boiler providing central heating and domestic hot water. UPVC door to side access.

SITTING ROOM

Polished wood floor, two radiators, second aspect to the side, wood burning stove in recess, Delph rail, TV aerial point. UPVC door opening to:



SUN TERRACE

With stunning south-westerly views over the Town. Tiled floor.

DINING ROOM

With semi-circular bay window to the front with superb views, second aspect to the side, polished wood floor, shelved alcove.

BEDROOM

Polished wood floor, fitted wardrobe cupboard, radiator, UPVC window to side aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment above, enclosed shower cubicle with mixer shower, pedestal wash basin, close coupled w.c., two UPVC windows, heated towel rail, tiled floor and part tiled walls, two wall mirrors, fitted water softener.

FIRST FLOOR

LANDING

High level UPVC window to rear aspect, access to roof space.

SHOWER ROOM

Fitted with a double width shower tray and mixer shower, heated towel rail, concealed cistern w.c., vanity wash basin with cupboards beneath, extractor fan, part tiled walls, wall mirror.

PRINCIPAL BEDROOM

Two aspects; one to the front and the second being a Velux roof light. Both with stunning views over the surrounding area to (on a clear day) Blakeney Point in the distance. Radiator.

BEDROOM

Built in eaves storage cupboard, high level UPVC window to rear, radiator.

OUTSIDE

Detached GARAGE: With driveway providing off-road parking direct from Nelson Road.

GARDENS

The property stands in beautiful, larger than average grounds. A winding pathway leads to the front Sun Terrace which overlooks the extensive lawned gardens with mature hedging and shrub borders. Side accesses then lead to the gently sloping rear garden which is also extensively lawned with mature hedge borders and seating areas for enjoying alfresco dining.

AGENTS NOTE

The property is freehold and has the benefit of all mains services. The property is currently run as a business therefore is commercially rated. However the previous Council Tax Band was D. The furniture and effects are not included in the Guide Price, but may be available at valuation if required.

VIEWINGS

Please note: Viewings may only be carried out on changeover days, so please call the office on 01263 822373 to arrange a mutually suitable time.