



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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



Garden Flat & Cliff Haven, 30 Cliff Road, Sheringham, NR26 8BJ

Illustration for identification purposes only, measurements are approximate, not to scale.

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.

coastal@arnoldskkeys.com
 01263 822373

County 01263 738444
 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.



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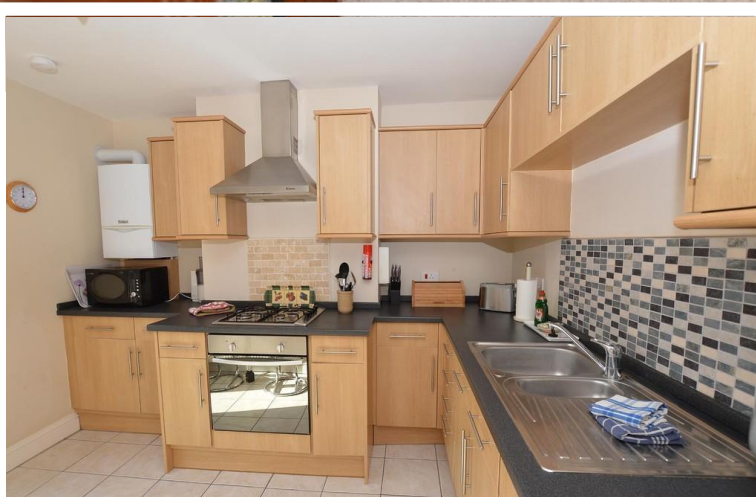
Guide Price £480,000

An excellent opportunity to acquire a mid-terraced property of knapped flint elevations set just off the Town Centre and seafront. The property is currently arranged as two self-catering properties but could equally provide a comfortable home with potential income.

Both units have independent gas central heating, sealed unit glazing and are beautifully presented throughout. There is an easy to manage, south facing garden at the rear. Please note we are selling the property and not the letting business.

- No onward chain
- Two self-contained units
- Attractive flint elevations
- Close to shops and beach
- Off-Road parking

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Property Description

COMMUNAL ENTRANCE PORCH

With fitted weatherproof cupboard housing service meters. Stained glass door to:

ENTRANCE LOBBY

Further service meter cupboards, tiled floor, doors to both units.

GROUND FLOOR APARTMENT

PRIVATE ENTRANCE HALL

Radiator, original tiled floor.

SITTING ROOM

Stripped and polished wood floor, period fireplace, TV aerial point, radiator, UPVC sash units to front bay window.

BEDROOM

Stripped and polished wood floor, radiator, UPVC window to rear aspect.

SHOWER ROOM/WET ROOM

Tiled floor, mixer shower in tiled recess with folding screen, concealed cistern w.c., vanity wash basin, chrome heated



towel rail/radiator.

KITCHEN/DINING ROOM

Fitted with a comprehensive range of base and wall storage cupboards with laminated work surfaces and tiled splashbacks, tiled floor, single drainer stainless steel sink unit, 4 ring gas hob unit with electric oven beneath, radiator, provision for dishwasher, wall mounted Vaillant boiler providing central heating and domestic hot water, UPVC window and French door to rear garden.

FIRST/SECOND FLOOR

With private ground floor entrance and stairs to first floor

GALLERIED LANDING

With staircase to second floor

SITTING ROOM

UPVC sash units in wide bay window to front aspect, timber and tiled period fireplace, radiator, TV aerial point.

BEDROOM

Radiator, UPVC window to front aspect.

KITCHEN/DINING ROOM

Comprehensive range of base and wall storage units with laminated work surfaces and tiled splashbacks including small breakfast bar, integrated gas hob with electric oven beneath and filter hood above, provision for dishwasher, tiled floor, wall mounted Vaillant gas boiler providing central heating and domestic hot water. UPVC window to south facing rear aspect.

BATHROOM

Panelled bath with mixer shower above, close coupled w.c., pedestal wash basin, tiled splashbacks, two UPVC windows.

SECOND FLOOR

LANDING

Radiator, Velux window with superb views of woodland to the south.

BEDROOM

Radiator, dormer UPVC window to the south with superb views to woodland in the distance.

BEDROOM

Velux roof light and UPVC dormer to front aspect with a glimpse of the sea. Radiator.

OUTSIDE

To the front of the property is a dropped kerb and off-road parking. The fully enclosed rear garden is arranged in the style of a courtyard with a gravelled seating area, raised decking and established planting.

AGENTS NOTE

The property is being sold as one freehold and has the benefit of all main services connected. The property does not have a Council Tax band as it is commercially rated. However previously both units were Band A. The furniture and effects are available at valuation if required but are not included in the Guide Price.