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INTRODUCING

# The Wensum

*Sheringham, Norfolk*

**SOWERBYS**

Land & New Homes Specialists

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INTRODUCING

# The Wensum

The Strand, North Street, Sheringham, Norfolk,  
NR26 8LW



Stylish 2 Bedroom Ground Floor Apartment

Lovingly Created by the Local  
and Renowned Ilex Homes

A Perfect Holiday Retreat

A Short Stroll to the Beach

Located on a Quiet Tree Lined Residential Street

Beautiful Restored Victorian Residence

Quality Finish Throughout

Private Courtyard Garden

Two Luxurious Bedrooms

Perfect Investment Opportunity



**SOWERBYS HOLT OFFICE**  
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“Perfectly restored by Ilex Homes,  
as you step inside The Wensum it  
immediately makes you feel at ease”

Beautiful beaches, charming shops  
and vibrant eateries; just a taste of  
the life you can enjoy in Sheringham.

From the sandy beaches to the rolling  
hills, start your day with a leisurely  
stroll or a round of Golf on the stunning  
cliff-top Links course. Grab a coffee, lunch  
or dinner with friends in this vibrant  
community and know that all your  
amenities are within easy reach.

When you're ready to retreat home, The  
Strand is set just a stroll away from the

town on a quiet, tree-lined residential  
road and delivers Victorian elegance to  
be proud of with luxurious, yet modern  
comfort nestled inside.

Perfectly restored by Ilex Homes, as you  
step inside The Wensum it immediately  
makes you feel at ease with its muted  
Mediterranean vibes. This uber stylish  
2 bedroom, ground floor apartment  
is finished to impeccable standards  
throughout.





Host friends in this social apartment while the sun sets, or relax in the enclosed sunny courtyard garden. The open-plan kitchen is pure quality - from the integrated Neff appliances to the tactile quartz work surfaces, the quality feel continues. The living space is flooded with light from the double sash windows and is the perfect spot to unwind.

“The open-plan kitchen is pure quality - from the integrated Neff appliances to the tactile quartz work surfaces, the quality feel continues.”

The Strand suits those looking for idyllic seaside living with all the components of daily life reachable on foot, while maintaining the peaceful nature of the north Norfolk coast. Equally, these conveniently modern apartments with historic exterior charm serve as the perfect investment opportunity and holiday retreat.

...and when the city calls? Norwich is simply a train ride away.





## *A Bespoke Quality*

Sympathetically remodelled and renovated to modern living standards featuring heritage features and a modern interior finishes.

- Generous living/kitchen/dining spaces at the heart of each apartment
- Oak effect LVT flooring throughout with carpets to bedrooms
- Subtle woodgrain Shaker-style kitchens with solid quartz work surfaces & upstands
- Integrated appliances including Neff oven, hobs, and extractors
- Contemporary bathrooms including thermostatic showers with fixed drencher heads as well as separate handsets
- Classic four-panel Victorian style solid engineered doors, with solid rosewood beehive style handles
- Lumi plugin ceiling lights, discreetly integrating smoke & heat detection systems





## Homes Made With Passion

Ilex Homes is focused on delivering bespoke developments and individual, high-quality accommodation in beautiful north Norfolk.

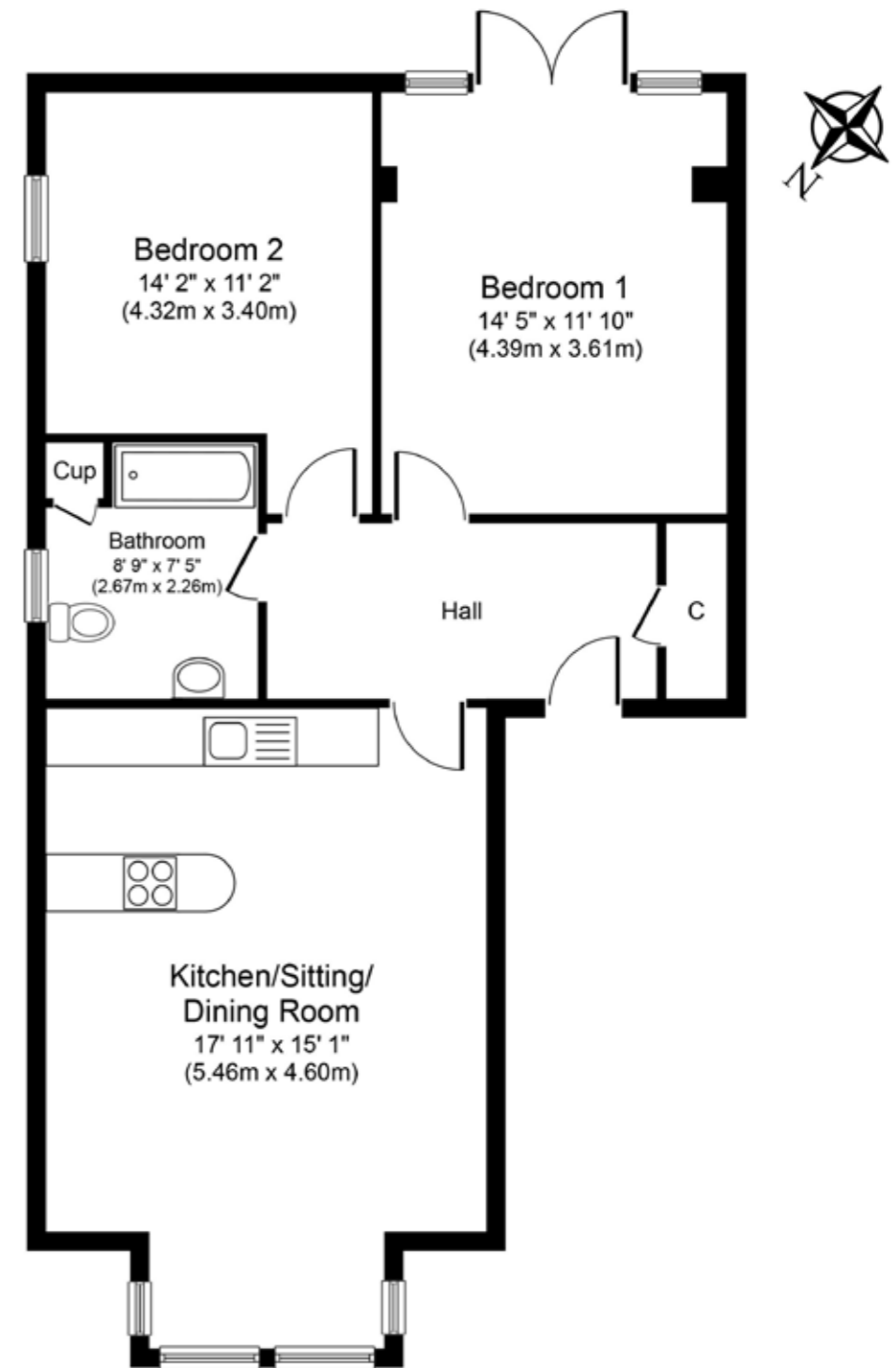
Thought, energy and passion is invested into each property we develop, with careful consideration given to design – both in terms of style and functionality.

We also care passionately about how each property is finished and spend time agonising over the finest details to ensure they have personality and are perfectly presented.

Personal pride is at the heart of the work that goes into making the design and quality of our homes exceptional – helping them to stand tall above others available in the area.

To do this we employ an excellent team of builders, tradesmen, surveyors and suppliers who deliver to the high standard we insist upon, while our estate agent team is experienced and can help you find the property that perfectly suits what you are looking for.

We genuinely care about the homes we develop and the people we build them for – it's this philosophy that enables us to create properties you will feel passionately about too.



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. This 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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ALL THE REASONS

# The Strand

IN SHERINGHAM  
IS THE PLACE TO CALL HOME



Sheringham is a charming seaside town that captures the essence of its motto, ‘The sea enriches and the pine adorns.’

Originally settled by a Viking warlord around 900 AD, it later flourished as a farming and fishing community. The arrival of the railway in the 19th century brought growth and diverse architectural styles to the town. Today, Sheringham boasts a bustling high street with independent shops and tourist attractions.

Located on the mainline rail link to Norwich, London, and Cambridge, Sheringham is an ideal coastal commuter town. Visitors can explore the town’s heritage at The Mo, a museum showcasing retired lifeboats and the future of the coastline with the Sheringham Shoal Offshore Wind Farm. The Sheringham Little Theatre, a local gem, hosts renowned actors from national productions during its

vibrant summer rep season and Christmas panto.

Sheringham residents take pride in their town’s heritage and enjoy annual events like Viking-themed festivities in February, a shared Crab and Lobster Festival with Cromer in May, and a lively carnival in August. Nature enthusiasts can escape the crowds by walking along the Norfolk Coastal path to Beeston Bump, where breathtaking views of the North Sea, Sheringham, and West Runton await. Another option is a visit to Sheringham Park, offering a Repton Walk to the Gazebo for panoramic views of the surrounding countryside.

When it’s time to unwind, The Strand provides a tranquil retreat just a short walk from town. Nestled on a quiet residential road, this Victorian-era residence exudes elegance and offers luxurious modern comforts. Sheringham truly embodies the beauty of coastal living combined with historical charm, making it a wonderful place to call home.



## SERVICES CONNECTED

Mains electricity, water, gas and drainage. Fibre broadband.

## COUNCIL TAX

To be confirmed.

## ENERGY EFFICIENCY RATING

To be confirmed.

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.

## TENURE

Share of freehold. Service charges to be confirmed.

## AGENT’S NOTE

Both long term and short term holiday lets are permitted and projected annual income for both options are available on request.

# SOWERBYS

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