



THE STORY OF

45 The Avenue

Sheringham, Norfolk

SOWERBYS

S

THE STORY OF

45 The Avenue

Sheringham, Norfolk,
NR26 8DQ

Superb Location in Sheringham

Quick Access to High Street, Beach and Coastal Path

Attractive Street Enjoying Tranquillity

Opportunity to Improve

Three Bedrooms

Low Maintenance Gardens

Single Garage

Off-Road Parking

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



“Sheringham has a great vibe, at once lively and a real community.”

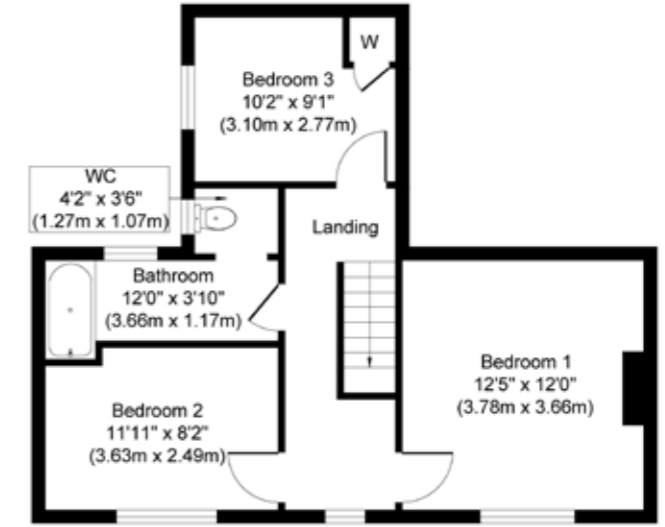
An incredibly diverse town, Sheringham offers a range of amenities to cater perfectly for its residents. Whilst the town has long been a popular holiday destination, its community is still immensely robust, and 45 The Avenue is perfectly placed to fully embrace this. Sheringham is arguably one of the best seaside towns in north Norfolk to live in and enjoy, no matter your goal.

There are a few very popular roads in Sheringham which are sought after for their location with easy access to amenities, one of which is The Avenue. Mere yards away from Beeston Bump, allowing access to the Coastal Path, and just a few minutes' walk to the High

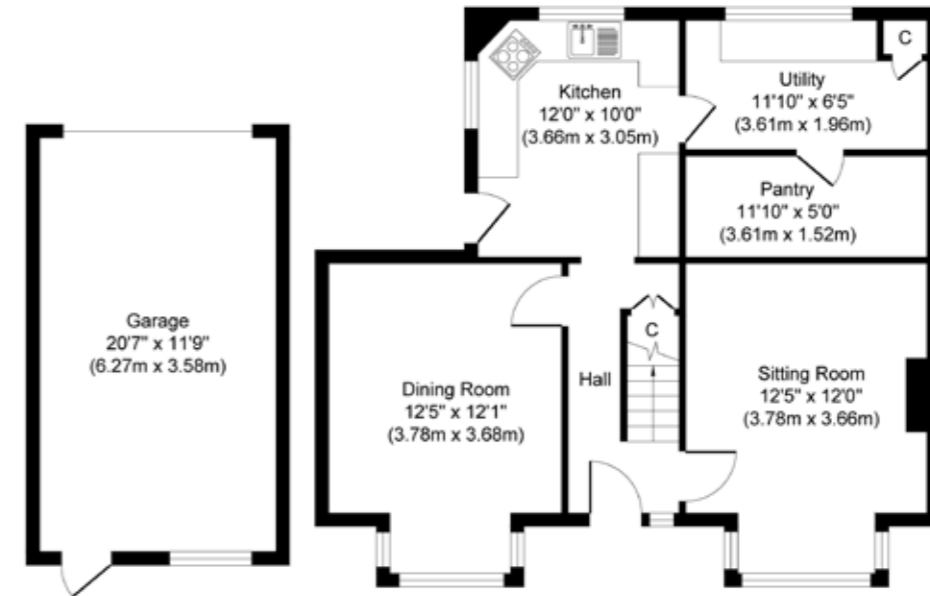
Street, Number 45 boasts a spot that enjoys privacy due to the lack of through-traffic, the majority of passers-by being neighbours and local residents.

Having been a much-loved home, 45 The Avenue showcases some charming character features and is brilliantly laid out, with versatile rooms. Although it's been well-maintained over the years it does now require modernising in parts, and has excellent potential to be restored as a wonderful family home. Its three bedrooms balance the reception space impeccably, and the property as a whole offers comfortable and practical day-to-day living with the added benefits of rooms such as a utility and a pantry.





First Floor
Approximate Floor Area
490 sq. ft
(45.52 sq. m)



Garage
Approximate Floor Area
242 sq. ft
(22.48 sq. m)

Ground Floor
Approximate Floor Area
678 sq. ft
(62.98 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. 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.

Copyright V360 Ltd 2022 | www.houseviz.com

The garden to the rear is an excellent size; perfectly manageable, yet with plenty of space to relax. Parking space is provided in front of the single garage at the rear of the property, and there's also potential to use the paved frontage, which has space to park two cars comfortably, subject to relevant consents.

45 The Avenue will suit wonderfully as a family home, allowing its owners to enjoy all that Sheringham has to offer, but equally there is great scope to enjoy its lower maintenance aspects as a second home or holiday let.

“The back garden is a real sun trap...”





ALL THE REASONS

Sheringham

IS THE PLACE TO CALL HOME



Sheringham's motto, 'The sea enriches and the pine adorns', sets the scene for all that this traditional seaside town encompasses.

Historians believe a Viking warlord settled his tribe in the area c.900, and the area later became a farming and fishing community.

The arrival of the railway in the early 19th century saw the town's population surge and the landscape evolve with a delightfully eclectic range of architectural styles. Today, the station sits on the mainline rail link to Norwich and onwards to London or Cambridge – whichever track you follow, it's an unbeatable coastal commuter town to come home to.

At the heart of Sheringham is a thriving high street with a parade of independent shops peppered with plenty of tourist stops offering sugary treats and colourful postcards. Park at the top of the hill, next to the heritage North



Norfolk Railway which runs steam and diesel trains to Holt in the summer months, and wind your way down to the seafront where a stunning Blue Flag pebble and sandy beach awaits for an indulgent hour spent stone-skimming.

Learn more about the relationship between sea and land at the town's museum, fondly known as The Mo, where retired lifeboats reflect the past and a showcase of the Sheringham Shoal Offshore Wind Farm presents the future of the coastline.

At the end of the high street stands the Sheringham Little Theatre, a real local treasure which attracts an illustrious cast of actors from the nationals and is renowned for a vibrant summer rep season and glorious Christmas panto. The Hub, in the theatre's foyer, is a fantastic community café and place to catch up on neighbourhood news.

Locals love to celebrate the town's heritage, with a week of Viking themed events in February, a shared Crab and Lobster Festival with Cromer in May and an all-out carnival in August.

After the bustle of town, step away from the crowds and head along the Norfolk Coastal path to the top of Beeston Bump, just 15 minutes out of town, and immerse yourself in nature as you survey stunning views over the North Sea, Sheringham and West Runton. Or for an even bigger adventure, head to Sheringham Park and take the Repton Walk to the Gazebo for 360° views across the surrounding countryside – what a wonderful town to call home.

Note from the Vendor



Sheringham from Beeston Bump

“Beeston Bump is three minutes walk away, and a great place to see the sunrise...”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0137-6223-4200-0146-8202

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

Freehold.

LOCATION

What3words: ///lifetimes.acoustics.blur

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.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL