

THE STORY OF

11 Sheringham House

Sheringham, Norfolk

SOWERBYS

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1D Sheringham House

Cremers Drift, Sheringham, Norfolk
NR26 8HZ



Luxurious Three Bedroom Apartment

Elevated and Secure Setting

Elegant Sitting Room with Fireplace

Formal Dining Room

Kitchen/Breakfast Room with Integrated Appliances

Principal Bedroom Suite

Two Further Bedrooms

Residents Swimming Pool and Lounge

Underground Allocated Parking

Six Acres of Communal Grounds and Woodland (stms)



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“An exclusive development offering a secure and private environment, by the coast, for the over 55s.”

Luxurious surroundings, a secure, private environment and elegant and stylish accommodation come together to create an aspirational home of the highest order.

A rare opportunity to acquire this elegant and luxurious three-bedroom apartment, set in a prestigious gated development within six acres of landscaped gardens (stms) and with an indoor swimming pool complex.

Perched in an elevated and secure setting, about half a mile from Sheringham's town centre, Sheringham House is a landmark development of sumptuous apartments reserved for the over 55s and offers the perfect environment for tranquil, stress-free living.

This home, arguably one of the best placed within this exclusive development, is on the first floor whilst benefiting

from a fantastic, south-facing sun terrace in a discreet and sheltered corner overlooking the manicured grounds.

This substantial apartment boasts lateral living space approaching 1,500 sq. ft. and is immaculately presented and maintained by the present owners.

Inside the apartment you will find all of the comforts of modern living and the accommodation briefly comprises; a central hall with generous storage and cloaks cupboard, elegant sitting room with fireplace, oak floors and direct access onto the sun terrace, formal dining room, stunning and recently over-hauled fitted kitchen/breakfast room with integrated appliances, master bedroom with luxurious en-suite, two further bedrooms (one currently utilised as a study), bathroom and a utility/laundry room. The present owners have also recently installed a new gas boiler.



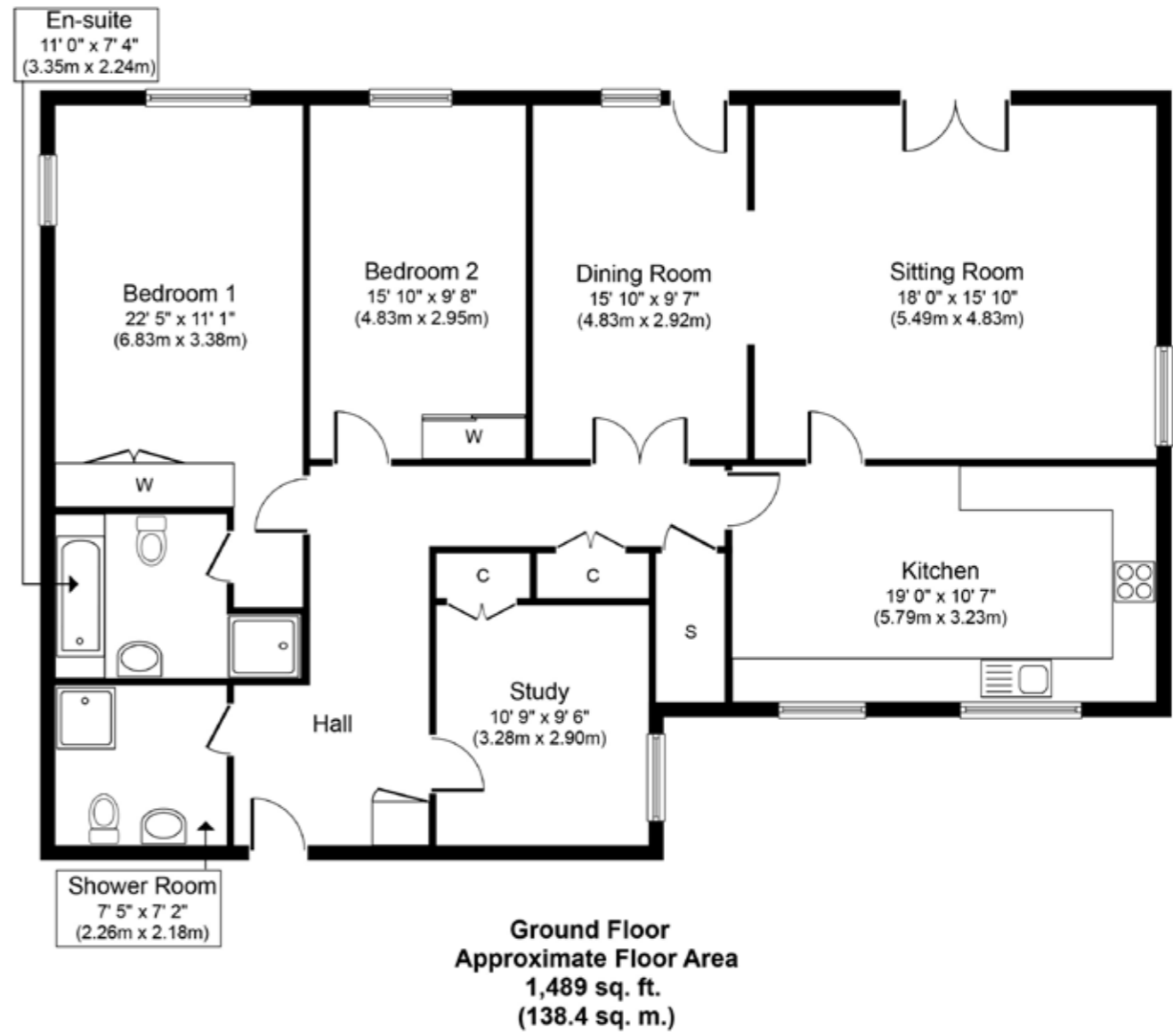


Residents can enjoy the indoor heated swimming pool, with changing and shower facilities, and a social lounge with two full-sized snooker tables. The property also benefits from an allocated secure underground parking bay with metered power supply and additional visitor parking is a-plenty within the grounds of the development.



Sheringham House is surrounded by approximately six acres (stms) of delightful, expertly landscaped gardens, woods and parkland, which are maintained by a dedicated team. Electronic gates to the entrance of the site provides residents the comfort of secure and exclusive living when at home or away.





SOWERBYS — a new home is just the beginning

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.



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 Sowerbys



"Residents can enjoy the landscaped grounds."

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas, drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 9446-3028-2203-4127-4200

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

Leasehold. 105 years are remaining on the lease. Ground rent of £100 per annum and annual service charge of £4,050 approximately.

LOCATION

What3words: ///honestly.deciding.breakfast

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