



THE STORY OF

# 5C Sheringham House

*Sheringham, Norfolk*

SOWERBYS

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Cremers Drift, Sheringham  
Norfolk, NR26 8HZ

- Luxurious Three Bedroom Apartment
- Master Bedroom Suite and Two Further Bedrooms
- Residents Swimming Pool and Lounge
- Underground Allocated Parking
- Six Acres of Communal Grounds and Woodland (STMS)
- Elevated and Secure Setting
- Elegant Sitting Room with Private Balcony
- Formal Dining Room
- Kitchen/Breakfast Room with Integrated Appliances

SOWERBYS HOLT OFFICE  
01263 710777  
holt@sowerbys.com



“Communal amenities within the complex are amazing.”

A rare opportunity to acquire this elegant and luxurious three bedroom apartment, which is set in a prestigious gated development within six acres of landscaped gardens (STMS) 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 55's and offers the perfect environment for tranquil, stress-free living.

This apartment, located on the first floor with lift access, is set within this exclusive development and benefits from a fantastic, south-facing private patio/seating area overlooking the manicured grounds and water feature.

This substantial apartment boasts lateral living space approaching 1,400 sq ft. and is immaculately presented and maintained by the present owners.

Inside the apartment, you will find all the comforts of modern living, briefly comprising; central hallway with utility room, generous storage and cloaks cupboard, elegant sitting room with fireplace and direct access onto a private patio/seating area, formal dining room, well-appointed fitted kitchen/breakfast room with integrated appliances, principal bedroom with luxurious ensuite and fitted wardrobes, two further bedrooms, shower room, and a utility/laundry room.



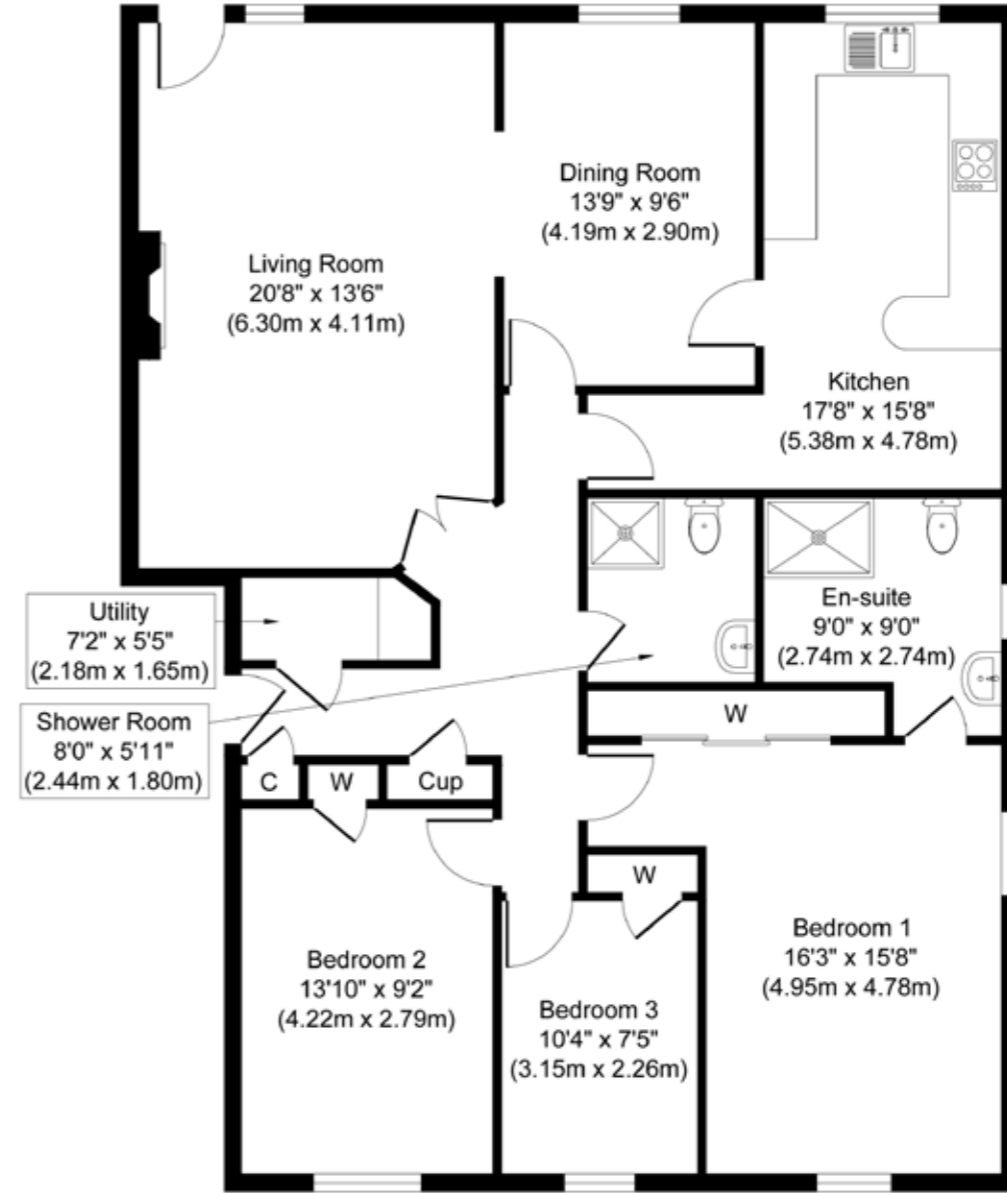


Residents can enjoy the indoor heated swimming pool, with changing and shower facilities, and a social lounge with two full-size snooker tables. The property also benefits from an allocated secure underground parking bay with metered power supply, and additional visitor parking is aplenty within the grounds of this 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 provide residents the comfort of secure and exclusive living when at home or away.





**Approximate Floor Area**  
**1334 sq. ft**  
**(123.93 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.



## 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 high street is a short walk away, bustling with shops and cafes.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, gas and drainage.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

B. Ref:- 9178-2042-7226-2744-4984

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 remaining on the lease. Ground rent of £100 per annum and annual service charge of £4,150 approximately.

## LOCATION

What3words: ///honestly.deciding.breakfast

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# SOWERBYS



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