



THE STORY OF

# 4D Sheringham House

*Sheringham, Norfolk*

**SOWERBYS**



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Cremers Drift, Sheringham,  
Norfolk, NR26 8HZ



Luxurious Triplex Apartment

Elevated and Secure Setting

Elegant Sitting Room with Fireplace

Dining Room

Stylish Kitchen with Integrated Appliances

Principal Bedroom Suite

Two Further Bedrooms

Residents Swimming Pool and Lounge

Underground Allocated Parking

Six Acres of Communal Grounds and Woodland



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“Our apartment is tranquil and we love the grounds we live in.”

A rare opportunity to acquire this elegant and luxurious three-bedroom apartment that commands three raised floors of exceptional accommodation and breathtaking town and coastal views. Set in a prestigious gated development in six acres of landscaped gardens 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.

4D Sheringham House is one of the largest apartments within this aspirational setting, and its unique layout set across three floors creates a wonderful home that is exceptionally well-proportioned, highly versatile, and blessed with amazing,

elevated views.

Extending to around 1,900 sq. ft., the apartment is expansive, opulent, finished to an exacting standard and specification, and immaculately presented throughout.

The lower floor greets you with a spacious hallway, cloaks cupboard, and guest WC. A delightful sitting room features a highly decorative fireplace, engineered oak floors, and a small balcony looking south.

Off the sitting room is a dining/breakfast room which conveniently connects to the kitchen and has wonderful, elevated views towards the coast. The kitchen which enjoys fabulous sea views has been beautifully upgraded by the present owners and incorporates stylish and sleek handle-less cabinets capped in quartz worktops and a full suite of high-end integral appliances.







Rising to the first floor via an elegant turning staircase with sea view, you will find the bedroom area. Firstly, the principal bedroom suite features a private balcony, walk-in dressing room, and a sumptuous en-suite bathroom.

There are two further double bedrooms to the first floor, both with spectacular sea views and perfectly served by a luxuriously appointed shower room. There is also independent access to the second floor to the communal lobby and lift which offers sea views.

Onwards to the second floor, you will find this apartment's most prized asset. A stunning and highly versatile reception room of over 420 sq. ft. in size, this unique living space commands arguably the finest town and coastal views to be had in Sheringham.

This spectacular room features semi-vaulted ceilings, solid oak flooring, and a private balcony ideal for morning coffee.

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 the development.

Sheringham House is surrounded by approximately six acres 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 with the comfort of secure and exclusive living when at home or away.





Ground Floor  
Approximate Floor Area  
740 sq. ft  
(68.77 sq. m)



First Floor  
Approximate Floor Area  
740 sq. ft  
(68.77 sq. m)



Second Floor  
Approximate Floor Area  
420 sq. ft  
(39.06 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.

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## 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



“We have loved the closeness to all the amenities we wanted as well as beautiful coastal paths in both directions to explore.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating,

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

B. Ref:- 0320-2331-7320-2094-8575

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 lease. Ground rent of £100 per annum and a approximate annual service charge of £4,050.

## LOCATION

What3words: ///inserting.refers.wins

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# SOWERBYS



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