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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Floor plans, when included, are not to scale and are intended to give a guide of the layout of the accommodation only. Adjoining properties are not shown.



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We are open

Monday – Thursday 9am to 5.30pm
Friday 9am to 5pm
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watson's

Period
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home for sale

25 Burlington Place
The Esplanade, Sheringham, NR26 8LG

£595,000
Share of Freehold

A stunning and extremely stylish third floor apartment with fabulous panoramic sea views combining period styling with contemporary living being one of just six apartments constructed in 2020 overlooking The Esplanade.

- NO ONWARD CHAIN ● Spectacular Sea Views ● Superb Sitting/Dining Room
- Kitchen/Breakfast Room with Appliances ● Utility ● 3 double Bed rooms with Balcony
- 3 En-Suite Shower Rooms ● Bathroom ● Secure Entry & Parking
- Unique Home in Prime Location ● (Ref: NEE23520)

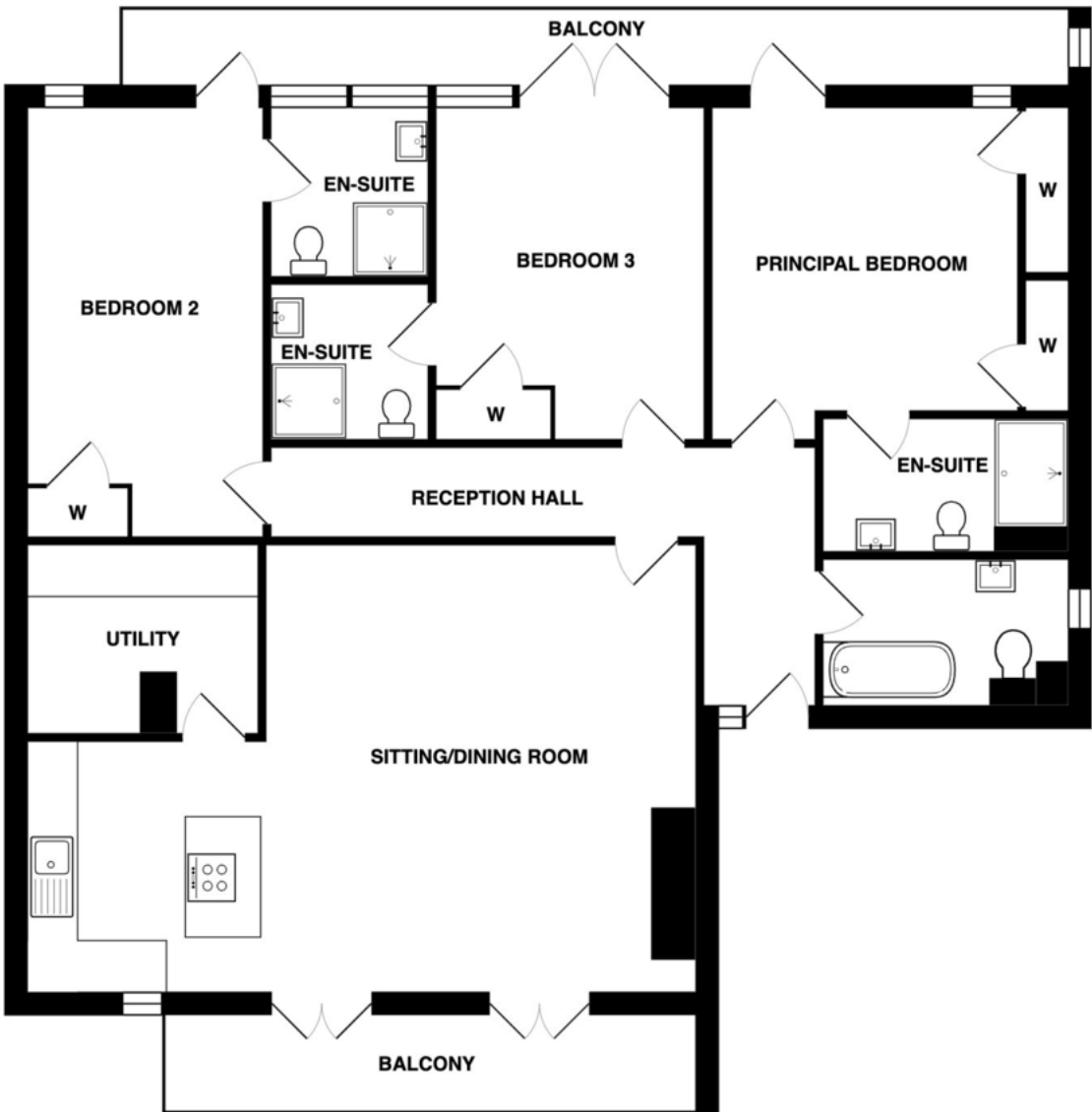
Viewing strictly by
prior arrangement
with the agents

01263 823201

City, County and Coastal specialists ● periodandprestige.co.uk
Regulated by RICS



Floor Plan



Total Area: 121.4 m² ... 1307 ft² (excluding balconies)
All measurements are approximate and for display purposes only

25 Burlington Place
The Esplanade, Sheringham, NR26 8LG

Location

Nestled on the stunning North Norfolk coast, Sheringham is a captivating seaside town offering a perfect blend of natural beauty, charming community, and modern amenities, making it an ideal destination for prospective homeowners seeking a coastal haven.

With its breathtaking beach, Sheringham provides residents with an opportunity to immerse themselves in the beauty of the North Norfolk coastline. The pebbled shoreline and bustling promenade invite leisurely strolls, family picnics, and refreshing dips in the sea. The iconic Sheringham cliffs offer spectacular views and a natural wonder to explore.

Sheringham's heartwarming community spirit is evident in its bustling town centre, where independent shops, local cafes, and friendly faces create a welcoming atmosphere. The town hosts a vibrant array of events, from art festivals to traditional markets, fostering a strong sense of togetherness.

For those who value convenience, Sheringham boasts excellent transport links and essential amenities. Its historic railway, The Poppy Line, connects to other charming towns like Holt and Weybourne. Schools, healthcare facilities, and a diverse range of local businesses ensure that residents can enjoy a comfortable and fulfilling lifestyle.

Sheringham's rich maritime heritage and vibrant cultural scene add depth to its appeal, providing homeowners with a sense of history and a thriving arts community.

Whether you're drawn to its coastal beauty, friendly community, or convenient living, Sheringham welcomes you to embrace a seaside lifestyle that's both enchanting and fulfilling.

Description

Burlington Place is a design-led development of one of Sheringham's most iconic Victorian buildings constructed in 1899. This stunning period building has been skillfully converted in to 20 high quality dwellings ranging from one to three bedroom apartments whilst the independent new build adjoining comprises six extremely stylish apartments with balconies taking advantage of truly stunning, panoramic sea views to the front and at the rear, views are over roof tops to distant countryside, Sheringham golf course and the coastline.

Apartment 25 combines modern day contemporary living with period styling. The lift access takes you directly to the front door and reception hall of this bright and airy home.

Double glazed windows and doors have been installed ensuring optimum quality and efficiency alongside traditional wall panelling blending perfectly with modern day living incorporating features such as smart thermostats, LED lighting, LVT flooring (Luxury Vinyl Tile), Victorian style radiators, quality door furniture and television, telephone and broadband points enabling buyers to move straight in with ease.

For added peace of mind Burlington Place is equipped with PIR sensors in communal areas, exterior lighting to the main building and video intercom entry to each apartment and secure entry to the parking.

Communal entrance doors with video/intercom entry to:

Communal reception hall with stairs and lifts to all floors including basement parking, door to:

Reception Hall

21' 9" x 3' 6" (6.63m x 1.07m) plus 6' 5" x 4' 4" TV intercom entry phone, telephone point, radiator, inset ceiling down lights, engineered oak flooring.

Sitting/Dining Room

17' 10" x 17' 3" (5.44m x 5.26m) (Front Aspect) A superb room with stunning sea views. Two radiators, TV, satellite radio and telephone points, floor to ceiling feature windows with two sets of French doors leading to the balcony, inset ceiling downlights and engineered oak flooring, open plan to:

Kitchen/Breakfast Room

10' 1" x 9' 8" (3.07m x 2.95m) (Front Aspect) Most attractively fitted with dark grey units and contrasting work surfaces comprising inset Blanco single drainer sink unit with mixer tap and cupboard under, integrated Slimline dishwasher further base cupboard and drawer unit with work surface over, integrated Bosch double oven with cupboards over and under, adjacent integrated fridge freezer, contrasting double wall cupboard in light grey with adjacent cupboard housing the Worcester gas fired boiler, which serves the central heating and domestic hot water. Cooker point island unit with cupboards, breakfast bar, inset flooring, Bosch electric induction hob with surrounding work surface and feature extractor hood over, inset ceiling downlights, ceiling extractor fan, engineered oak flooring, door to:

Utility Room

9' 2" x 7' 5" (2.79m x 2.26m) Dark grey units with contrasting work surfaces over comprising a range of cupboards together with light grey cupboards, radiator, inset ceiling downlights, extractor fan, and engineered oak flooring.

Principal Bedroom

14' 5" x 12' 0" (4.39m x 3.66m) (Rear Aspect) to include built in wardrobes, radiator, TV point, inset ceiling downlights, carpet, door to.

En-Suite Shower Room

9' 10" x 4' 11" (3m x 1.5m) Most attractively fitted with period style contemporary suite comprising of fully tiled double shower cubicle, high level WC, pedestal hand basin, shaver point, wall lights, towel radiator, attractive fully tiled walls, extractor fan, inset ceiling downlights, engineered oak flooring, rainwater shower.



Bed room 2

17' 1" x 9' 4" (5.21m x 2.84m) (Rear Aspect) to include built in wardrobe, radiator, TV point, inset ceiling downlights, carpet, door to the balcony, and further door.

En-Suite Shower Room

6' 8" x 6' 3" (2.03m x 1.91m) (Rear Aspect) With attractive contemporary style period suite with corner shower cubicle with rainwater shower and handheld shower, high level WC, pedestal hand basin, shaver point, wall lights, extractor fan, inset ceiling downlights, fully tiled walls, engineered oak flooring.

Bed room 3

13' 3" x 10' 8" (4.04m x 3.25m) (Rear Aspect) To include built in wardrobe, radiator, TV point, inset ceiling down lights, carpet, French doors leading to the balcony, door to.

En-Suite Shower Room

6' 3" x 6' 2" (1.91m x 1.88m) with attractive in period style contemporary suite comprising corner shower cubicle with rainwater shower and handheld shower, high level WC, pedestal hand basin, heated towel radiator, shaver point, wall lights, extractor fan, inset ceiling downlights, engineered oak flooring.

Bath room

9' 10" x 5' 10" (3m x 1.78m) Side Aspect) with white period style contemporary suite comprising of clawfoot bath with mixer tap and shower attachment, high level WC, pedestal hand basin, heated towel radiator, shaver point, wall lights, extractor fan, inset ceiling downlights, engineered oak flooring, most attractive views over the Esplanade Gardens and along the coastline.

Tenure

Lease: 250 year lease commencing on 1st January 2020
Ground Rent: Peppercorn Ground Rent
Service Charge: Approximately £1,350.00pa to include buildings Insurance from 1st January 2023 to 31st December 2023.

Outside

The property has secure underground parking with space for one vehicle approached from the rear of the development.

Agents Note

All the furniture is available by separate negotiation.

Services

All mains are available

Local Authority/Council Tax

North Norfolk District Council, Council Offices, Holt Road, Cromer, NR27 9EN.

Tel: 01263 513811

Tax Band: E

EPC Rating

The Energy Rating for this property is B. A full Energy Performance Certificate is available on request.

Leasehold Properties

Long residential leases often contain clauses which regulate the activities within individual properties for the benefit of all owners. Such regulated activities often (but not always) include keeping pets, subletting and running a business from home. If you have any specific questions about the lease of this property please ask a member of staff.

Agents Note

Intending purchasers will be asked to provide original Identity Documentation and Proof of Address before solicitors are instructed.

We Are Here To Help

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these sales particulars, please contact us before viewing and we will do our best to answer any questions you may have.