

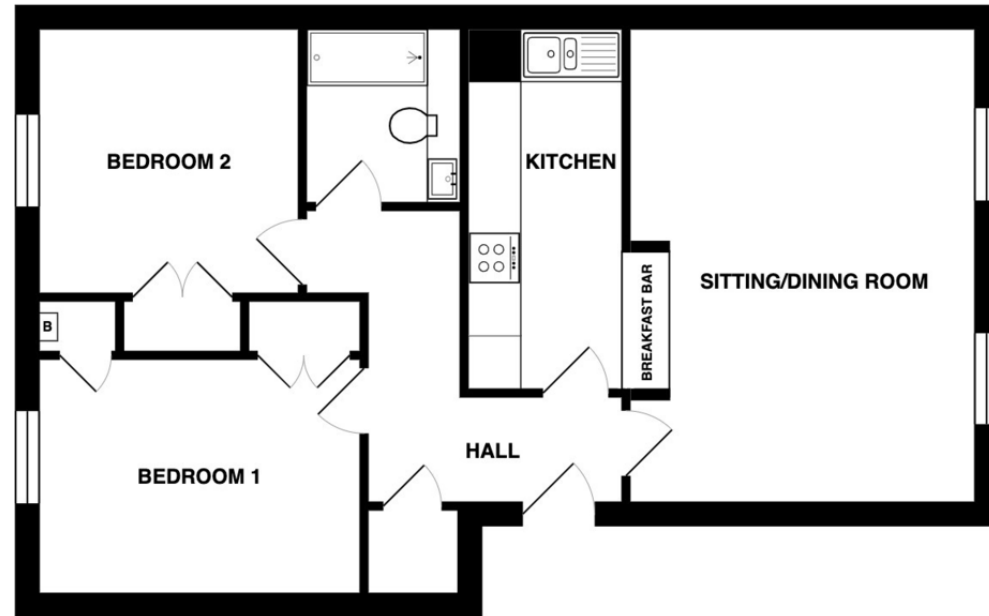
### We Are Here To Help

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.

### Directions

From the roundabout at the centre of Sheringham, proceed along the A149 Coast Road towards Cromer. Upon reaching the middle of West Runton Village, turn left into Runton Hill Close, adjacent to the Village Inn car park. Follow the road round to the rear and the property will be found on the right hand side.

### Floor Plan



Total Area: 65.4 m<sup>2</sup> ... 704 ft<sup>2</sup>

All measurements are approximate and for display purposes only

#### Data Protection Act

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# watsons

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# watsons



home for sale

**17 Slade Court , Runton House Close**  
**West Runton, Cromer, NR27 9RA**

Guide Price

**£199,950**

Leasehold

Viewing strictly by  
prior arrangement  
with the agents

01263 823201

A beautifully presented, top floor apartment, offering lovely views towards the church and the sea and situated within yards of the local shops and bus stop and just a short walk from the train station and beach.

- Ideal for first time buyers • Great Pied-a-terre by the sea
- Refurbished kitchen and bathroom in 2022 • Gas central heating & uPVC double glazing
- Light and airy sitting/dining room • Modern fitted kitchen • Two double bedroom
- Contemporary shower room • Allocated car park and communal garden
- No onward chain • (Ref:TB23693)

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Regulated by RICS



### Location

West Runton is an attractive and popular village on the North Norfolk coast nestling between the National Trust woodland of Beeston and West Runton Heath and the sea and only two miles from the coastal towns of Sheringham and Cromer. This thriving village has good shopping facilities for day to day needs as well as restaurants, a Post Office, the Links Hotel and golf course, a church and its own popular beach which forms part of the North Norfolk Deep History coast. The village has good transport links to Norwich and other local towns and a regular train service which runs to Norwich and links with the London service.

Nearby Sheringham has a wealth of local amenities including schools for all ages, doctors, dentists, a library, theatre, leisure centre, supermarket, many boutiques and shops offering a wide variety of goods and services.

### Description

This superbly appointed, top floor apartment, is very conveniently located within a short stroll of the local shops, restaurants and bus stop and within a short stroll of the beach and train station.

The vendors refurbished the kitchen and bathroom in 2022 to provide a modern, home from home, from which they could enjoy their holidays. However this lovely apartment would also be ideal for first time buyers, or those looking to downsize or be near to facilities.

The accommodation is light and airy throughout and comprises an entrance hall, sitting/dining room with breakfast bar into the fitted kitchen, contemporary shower room and two double bedrooms with built in wardrobes and lovely sea views.

Other benefits include gas central heating and uPVC double glazing. The communal gardens extend around the building and there is allocated off road parking for one car.

The property is offered for sale with no onward chain and an internal viewing is highly recommended to fully appreciate all that it has to offer.

The accommodation comprises:

Front door to;

### Communal Entrance Hall

Stairs to second floor, door to:

### Private Entrance Hall

Large built-in storage cupboard, radiator.

### Sitting/Dining Room

17' 10" x 13' 2" (5.44m x 4.01m) With two West aspect UPVC double glazed sash windows offering view towards the church, between neighbouring properties, two radiators, telephone and broadband point, TV aerial point, breakfast bar.

### Kitchen

13' 5" x 5' 10" (4.09m x 1.78m) Fitted with a modern range of white base units with wood effect working surfaces over, matching wall units, task lighting, electric oven, ceramic hob and integrated extractor over, space and plumbing for a washing machine and slimline dishwasher, integrated fridge, one and half bowl sink with mixer tap, tiled splashback.

### Bedroom 1

12' 3" x 8' 6" (3.73m x 2.59m) East aspect UPVC double glazed sash window offering lovely views of the sea and Inleborough Hill in the distance, radiator, built-in wardrobe and further built-in cupboard housing the combi-gas boiler providing central heating and domestic hot water.

### Bedroom 2

10' 1" x 9' 11" (3.07m x 3.02m) East aspect UPVC double glazed window offering lovely views towards the sea and Inleborough Hill, radiator, built-in wardrobe.

### Shower Room

6' 7" x 5' 10" (2.01m x 1.78m) Fitted with a contemporary back-to-wall suite comprising vanity basin with mixer tap and unit beneath, low level WC with concealed cistern, large walk-in shower cubicle with mixer shower, shower wall and screen, recess shelving, tiled splashback, extractor fan, heated towel rail, waterproof tiled effect laminate flooring.

### Outside

The property is approached via well tended, communal gardens which are mainly laid to lawn, edged by a brick and flint wall and planted with shrubs and flowers for year-long colour and interest. There is a bin store and drying area and allocated parking for one car.

### Services

All mains services.

### EPC Rating

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

### Local Authority/Council Tax

North Norfolk District Council, Holt Road, Cromer, NR27 9RA.

Tel: 01263 513811

Tax Band: B

### Tenure

We understand that the property is held on the balance of a 125 year lease from 24th June 1992 and comes with a share of the freehold.

Annual service charge: £900 (paid monthly at £75PCM)

Ground rent £0

### 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.

### Important Agent Note

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