



Introducing  
East Ville  
Wells-Next-The-Sea

**SOWERBYS**

Upon arrival to the property, prospective tenants are immediately welcomed in to the grand entrance hall which provides access to the well-appointed ground floor accommodation.

Home to a wealth of both cupboard and worktop units, the kitchen is perfect for those looking to display culinary skills. The fully equipped kitchen is offered with an 'AGA' in addition to a more conventional electric oven with hob, a dishwasher, fridge freezer and a wine cooler. Beyond the kitchen, prospective tenants will find a separate utility room which features a washing machine.

Bathed in natural light, the cosy sitting room at Eastville provides the ideal spot for relaxing after a day of exploring Wells's thriving town centre and enchanting coastline beyond. The reception space is extended further in the shape of a dining room which allows for entertainment and reception throughout all times of the day. Completing the ground floor accommodation is a cloakroom with wash basin and WC.

Stairs located in the entrance hall lead prospective tenants to the first floor bedroom and bathroom accommodation.

Flooded in natural light, the principal bedroom is an extensive double room which has been furnished traditionally. The second bedroom is another comfortable double room enjoying an unrivalled and uninterrupted aspect of picturesque coastline. The third bedroom is again, a double room complete with a fitted cupboard. Complementing the bedrooms, the main bathroom comprises a walk in shower, a bath tub, wash basin, WC and a heated towel rail.

The property is approached via a gated driveway providing parking for up to four vehicles leading to a single garage. The front and rear gardens feature low maintenance lawns, a gravel sitting area, a boarder hedge and a wealth of mature shrubbery.

Offered on a fully furnished basis, the property is available now.

#### **WELLS-NEXT-THE-SEA**

Wonderful Wells-next-the-Sea beckons with its sandy beach and charming candy-striped huts, drawing day trippers and holidaymakers. However, it offers much more for those considering it as a permanent residence.

Explore the surrounding waterways aboard Coastal Exploration Company's wooden sailing boats or try stand-up paddle-boarding with Barefoot SUP for an active adventure. Behind the bustling harbour, seek out sought-after fishermen's cottages or apartments with sea views in converted buildings. Further afield, discover spacious grand houses and new-build developments ideal for families and downsizers. The town boasts a lively community with schools, a GP surgery, and a library.

Delve into culture at Wells Maltings, a heritage centre with a theatre, cinema, gallery, and café-bar. Browse local galleries like The Staithes Gallery, Gallery Plus, and Quay Art for unique artwork. Explore Nomad and the Bowerbird for homewares, Christopher William Country for country clothing, and Ele and Me for eco-friendly children's items. For culinary delights, visit Arthur Howell's traditional butcher or The Real Ale Shop at Branthill Farm.

Dine at The Globe Inn or Crown Hotel for meals overlooking the green, or indulge at Michelin-starred Morston Hall. For a simpler pleasure, enjoy fish and chips from French's on the harbour wall as the sun sets over the water.

Imagine yourself here – could Wells-next-the-Sea be your dream coastal home?

#### **AGENTS NOTES**

12 Month Initial Tenancy  
Gas Central Heating  
Pets By Negotiation  
Fully Furnished  
Available Now

#### **COUNCIL TAX**

Band D.

#### **ENERGY EFFICIENCY RATING**

To be confirmed. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

#### **LOCATION**

What3Words: ///gentle.kebab.flattery



# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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