



THE STORY OF

# 2 Smugglers Cove

*Wells-next-the-Sea, Norfolk*

SOWERBYS



THE STORY OF

# 2 Smugglers Cove

Northfield Lane, Wells-next-the-Sea, Norfolk  
NR23 1LQ

Beautifully Presented Ground Floor Apartment

Two Double Bedrooms

Enclosed Shared Courtyard

Two Allocated Parking Spaces

Close to the Sought After Wells Quayside

Currently Used as A Successful Holiday Let

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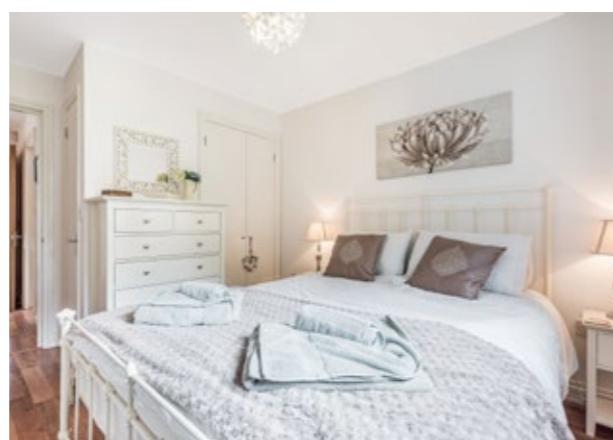
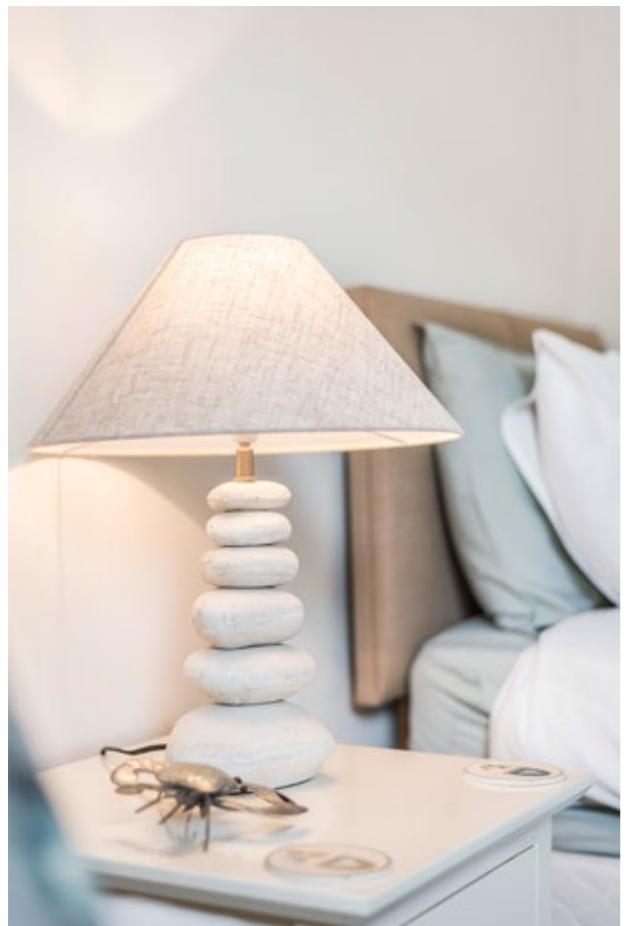


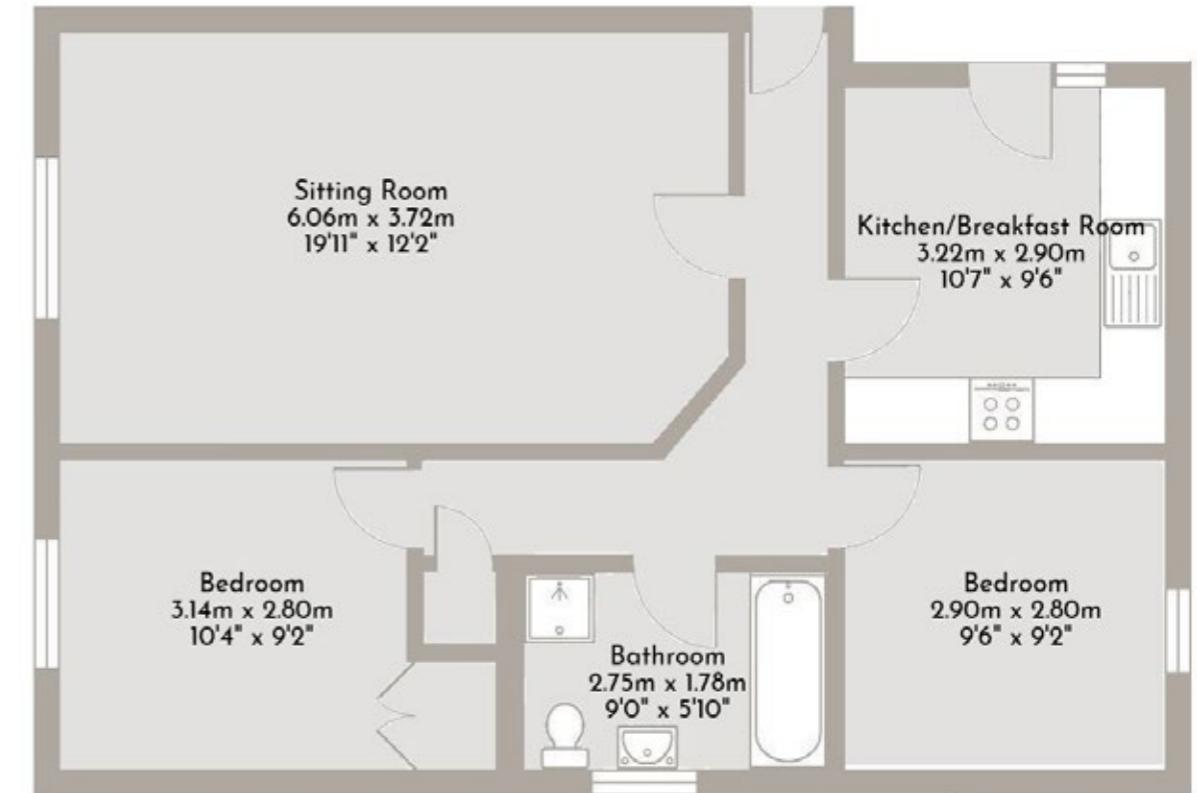
Tucked away from the coastal hustle and bustle, yet just a short walk from everything that makes this North Norfolk fishing town the idyllic holiday destination it has always been, this is a beautifully presented ground floor apartment.

The living space is perfectly balanced with a large reception room that has plenty of space for both a seating area and a dining area. The contemporary kitchen has lots of storage and work surfaces as well as a breakfast bar and a door directly linking it with the courtyard beyond. Both bedrooms are good double rooms and they share the large bathroom which has both a bath and separate shower cubicle.

The enclosed courtyard to the rear of the building is another exclusive feature to this coastal residence, alongside its two allocated parking spaces.

Currently used as an extremely successful holiday let, this is ground floor apartment living at its best. For buyers who are seeking a turn-key property, where they can park within the grounds of this exclusive small development and walk into the town or quayside, look no further.





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

All measurements are approximate and for display purposes only

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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# Wells-next-the-Sea

A SWEET AND EXCITING SPOT ON  
THE NORFOLK COAST

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.

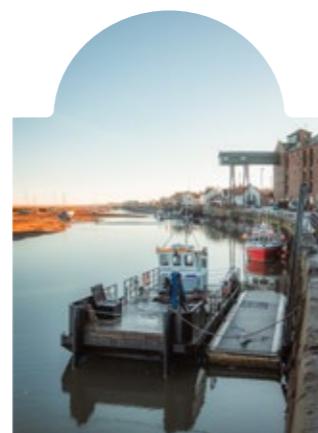
Explore the surrounding waterways aboard Coastal Exploration Company's wooden sailing boats or try stand-up paddle-boarding with Barefoot SUP for an active adventure.

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 Staithe 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?



Note from Sowerbys



“...just a short walk from everything that makes this North Norfolk fishing town an idyllic holiday destination.”



## SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

C: Ref: 8436-2929-4500-0977-7292

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. 985 years remaining. Ground Rent £150 PA, Service charge £2,000 PA to include sinking fund and property insurance.

## LOCATION

What3words: //resorting.jelly.champions

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# 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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