



Apt 3, Cornish House, 4 Hornbeam Road
North Walsham

In Excess of £175,000
Minors & Brady



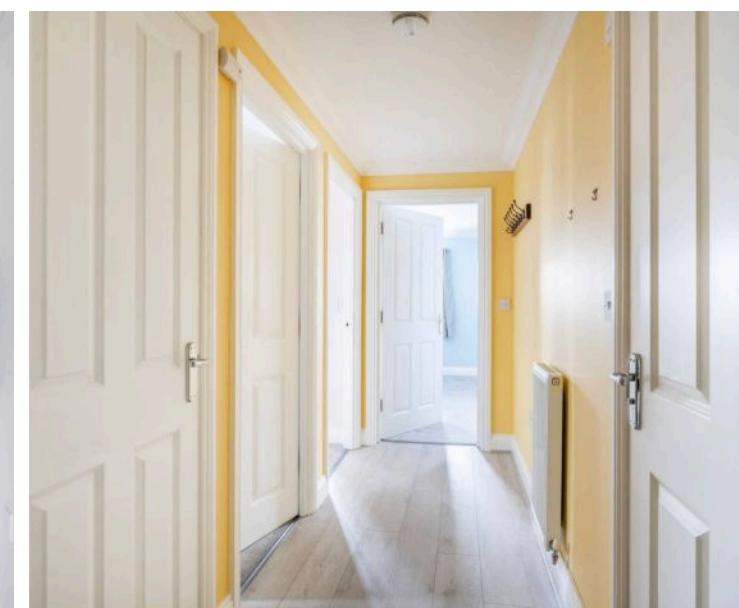
Apartment 3

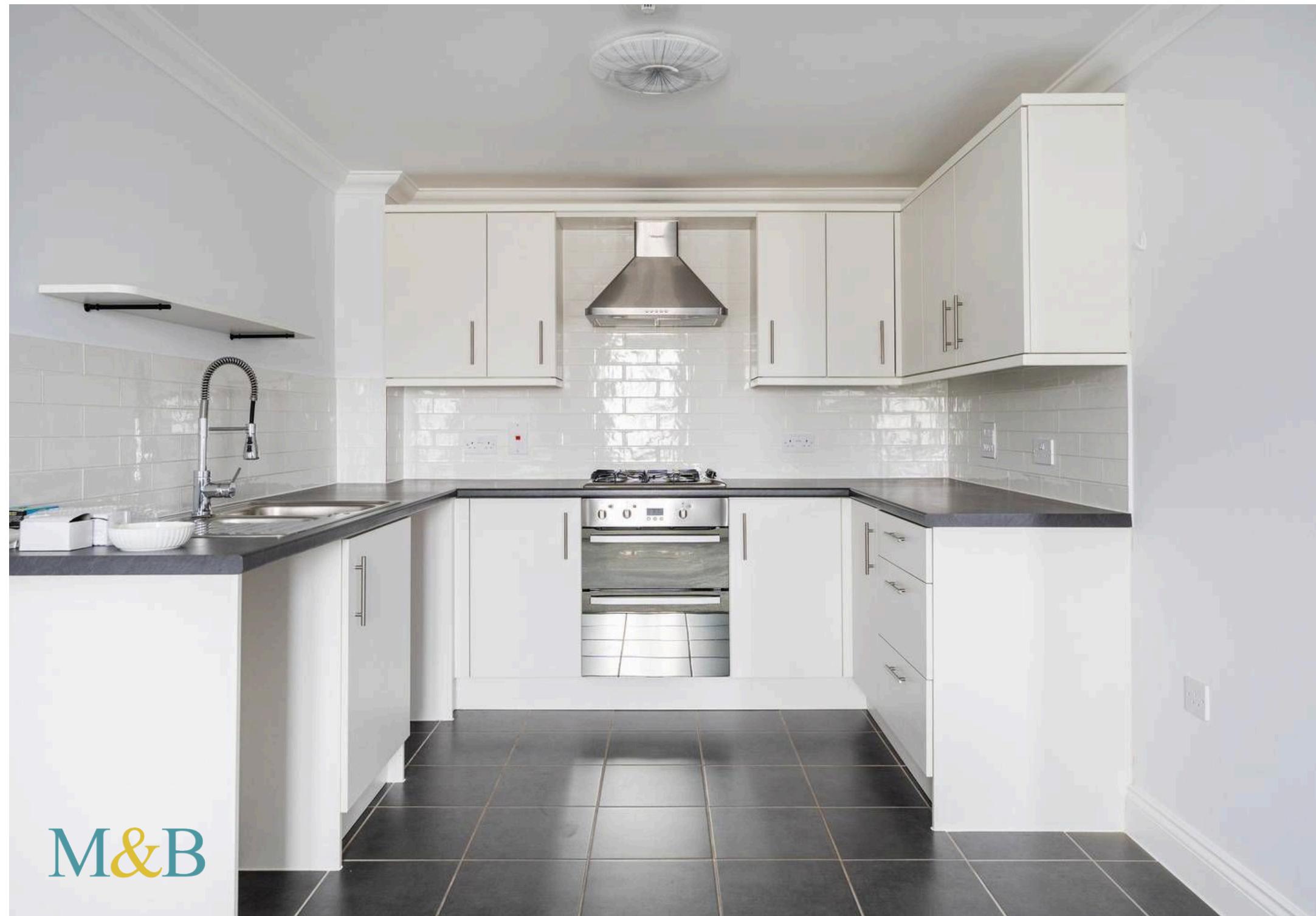
Cornish House, North Walsham

Offered with no onward chain, this recently redecorated, well-presented ground-floor flat provides easy-to-maintain accommodation with a practical and well-planned layout, ideal for first-time buyers or investors. The interior includes an open plan kitchen, dining, and lounge space with a modern fitted kitchen and integrated oven and hob, two bedrooms, both with built-in wardrobes, including a main bedroom with a private ensuite updated approximately three years ago, along with a family bathroom finished to a modern standard. New carpets fitted around a year ago complete the accommodation, creating a straightforward and appealing option for buyers seeking comfort, convenience, and a property ready to move into. The flat offers a practical layout with low running costs, benefits from a large communal bike and storage shed and an allocated off-road parking space, and is well positioned close to the town centre, everyday amenities, and within easy reach of the coastal villages and beaches of Mundesley and Bacton.

Location

Cornish House is situated on Hornbeam Road within a well-established residential area of North Walsham, offering convenient access to everyday amenities and local services. The town centre is close by and provides a range of independent shops, supermarkets, cafés, schools, and medical facilities, making it a practical location for daily living. North Walsham railway station offers regular services to Norwich and the wider area, while road links connect easily to the North Norfolk coast, surrounding villages, and the city of Norwich, supporting both commuting and leisure travel. Public open spaces and recreational facilities are available nearby, adding to the appeal for families and outdoor use. The coastline at Mundesley and Bacton is within easy reach, providing straightforward access to beaches, coastal walks, and village amenities.





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Apartment 3

Cornish House, North Walsham

Cornish House, Hornbeam Road

Stepping inside, the front door opens into a welcoming entrance hall with smart wood-effect flooring underfoot and useful built-in storage cupboards, providing space for coats, shoes, and everyday essentials. From here, the layout flows naturally through the apartment, offering clear separation between living and sleeping areas.

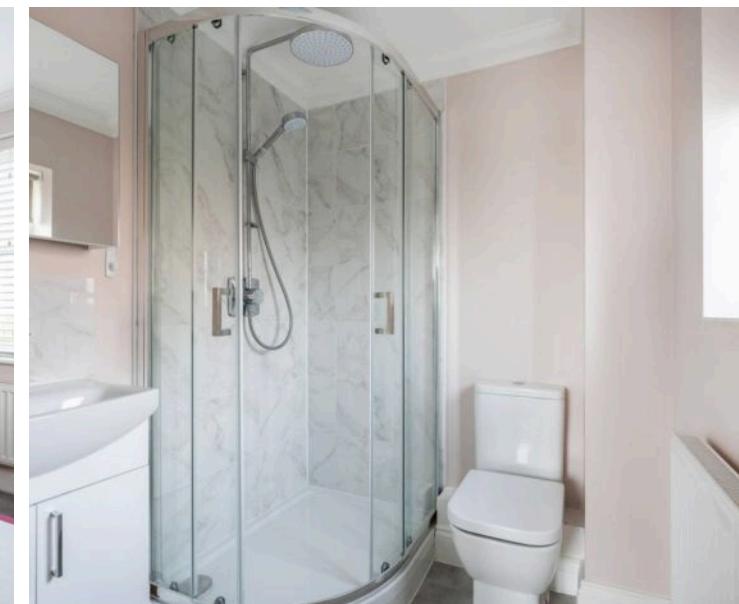
An open plan kitchen, dining, and lounge space is designed to feel light and practical while remaining comfortable. The lounge area is generously proportioned, finished with soft carpeting and neutral décor, with windows drawing in natural light. There is ample room for both seating and dining arrangements without the space feeling crowded.

The kitchen is neatly defined within the open plan layout and fitted with a modern range of units, complemented by coordinated work surfaces and tiled splashbacks. Integrated appliances include an oven, a gas hob with extractor above, and an inset sink, with plumbing in place for additional appliances. Tiled flooring in the kitchen area adds durability while visually zoning the space from the lounge.

The main bedroom is a spacious double room, finished with plush carpeting and neutral tones, creating a comfortable and restful setting. Built-in wardrobe storage is neatly arranged, offering excellent hanging and shelving space without encroaching on the room itself. The ensuite shower room adjoins the bedroom and has been updated in recent years, featuring a curved glazed shower enclosure, contemporary tiling, a modern wash basin, WC, and a heated towel rail, all finished in a clean and understated style.

A second bedroom is also well-sized, again finished with carpet and light décor, making it suitable for guests, family members, or use as a home office if required. Built-in storage is provided here as well, adding to the overall practicality of the apartment.

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Completing the interior, the family bathroom is fitted with a panelled bath, wash basin, and WC, with tiled walls and flooring creating a neat and low-maintenance finish. The space feels bright and well-kept, complementing the rest of the apartment.

Additionally, the flat has been well maintained, with new carpets fitted around a year ago and the ensuite updated approximately three years ago, resulting in an interior that feels recently redecorated and ready for immediate occupation.

Externally, the building is well-maintained, with communal areas that are tidy and welcoming. A large communal bike and shed storage area is available, along with one allocated off-road parking space, providing convenience for both owners and visitors.

Agents notes

Sold a leasehold, connected to main services: water, electricity, gas and drainage.

Gas Central Heating

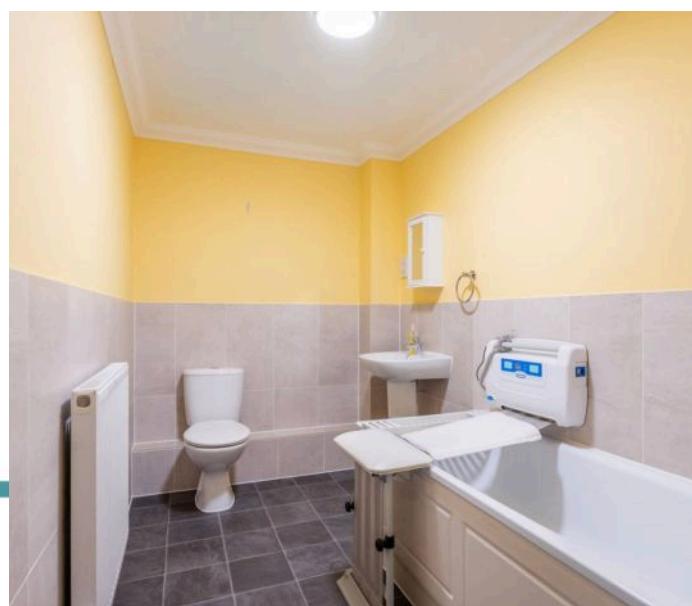
Council Tax Band- A

Approximately 115 years remaining on the lease

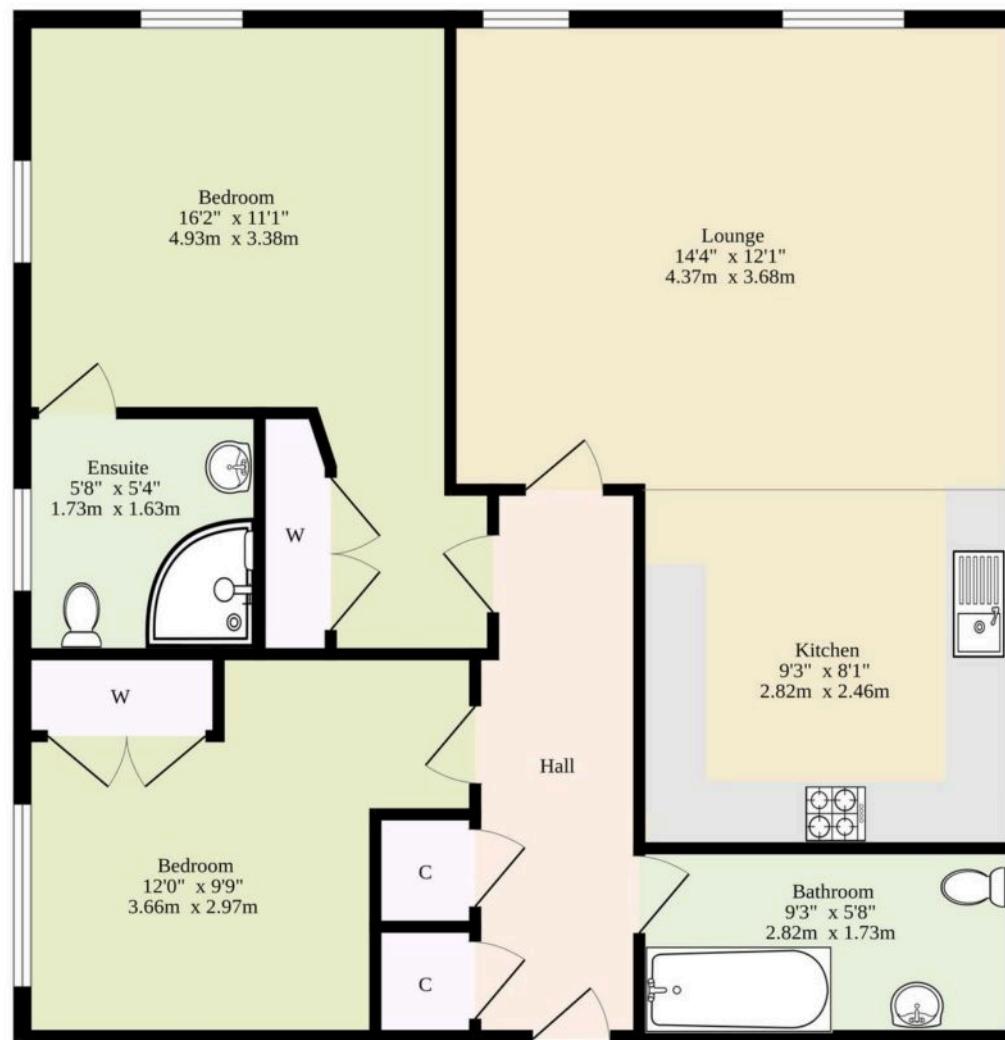
Ground rent: £115 per annum

Maintenance charge: £1,061 per annum

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



Ground Floor
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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