



THE STORY OF  
**22 Augusta Street**  
*Sheringham, Norfolk*

**SOWERBYS**





THE STORY OF

# 22 Augusta Street

Sheringham, Norfolk  
NR26 8LA

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Elegant Victorian Residence Dating Back to 1895

Located on One of Sheringham's  
Most Sought-After Streets

Just a Short Walk to Sheringham Beach,  
Town Centre and Railway Station

A Cherished Family Home for Almost 50 years

Self-Contained Top-Floor Flat Ideal  
for Guests, Family or Income

Flexible Accommodation with  
Multiple Reception Rooms

Atmospheric Rear Snug Overlooking the Garden

Private Garden with Historic Former  
Coach House and Hayloft

Close to Sheringham Park, Felbrigg  
Estate and Coastal Walking

A Home Rich in Character, Heritage  
and Coastal Lifestyle Appeal

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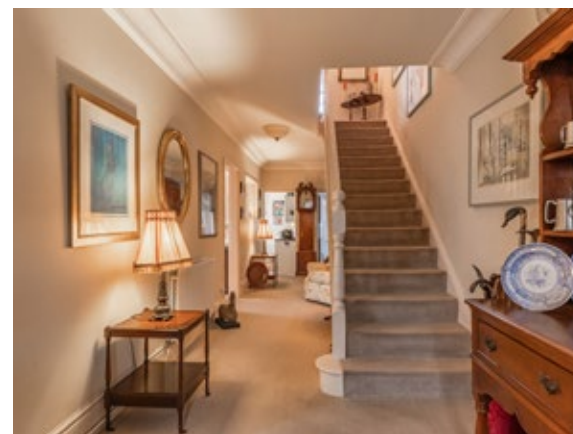
**SOWERBYS HOLT OFFICE**  
01263 710777  
holt@sowerbys.com



Set along one of Sheringham's most cherished streets, 22 Augusta Street is an elegant and much-loved Victorian home that has quietly watched over seaside life for well over a century. Built in 1895, this handsome property immediately conveys a sense of welcome and reassurance - a house of substance, character and enduring charm. Having been a warm and happy family home for almost fifty years, it carries with it a feeling that can't be replicated; one of comfort, generosity and a life well lived within its walls.

Inside, the house unfolds with grace and flexibility, offering spaces that have evolved thoughtfully over time while always respecting the building's Victorian soul. Cosy and inviting rooms sit alongside more generous areas for gathering, entertaining or quiet retreat. At the rear, the snug enjoys a particularly special atmosphere, looking out across the garden where changing seasons, soft light and visiting birds create a constantly shifting backdrop. The property has previously accommodated a successful guest house and now includes a self-contained flat at the top of the house, offering excellent versatility for extended family, guests or potential income, all while retaining the home's original character.

Outside, the garden is a private and peaceful haven, complemented by a substantial brick outbuilding that once served as a coach house, complete with a stone floor and hayloft - a rare and evocative reminder of the home's history. The setting could hardly be more appealing: Sheringham's renowned beach is just a short stroll away, while the town itself blends traditional seaside charm with independent shops, cafés and a strong sense of community. Beyond the town, the rolling landscapes of Sheringham Park, the Felbrigg Estate, and the coastal paths at Pretty Corner offer outstanding walking and exploration in every season.



We love sitting in the snug, our cosy room at the back of the house with a view of our beautiful garden.







We have lived in this beautiful Victorian house for almost 50 years, it has always been a warm, happy family home with a wonderful amount of character.







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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# Sheringham

ALL ABOARD TO THE SUBLIME SEASIDE

Sheringham, a traditional seaside town, blends history with vibrant community life. Established around 900 AD by a Viking warlord, it evolved into a bustling farming and fishing town. The arrival of the railway in the 19th century transformed Sheringham, fostering a mix of architectural styles that still charm today.

The town boasts a thriving high street with independent shops and tourist spots. Nearby, the North Norfolk Railway offers nostalgic steam and diesel train rides to Holt. Down at the Blue Flag beach, visitors enjoy stone-skimming and coastal views.

Sheringham's heritage shines at The Mo museum, featuring retired lifeboats and insights into the Sheringham Shoal Offshore Wind Farm. The Sheringham Little Theatre, a local gem, hosts renowned actors and vibrant seasonal shows, while The Hub offers a cozy community café atmosphere.

The town celebrates its Viking roots with annual themed events, including a Crab and Lobster Festival with Cromer and a lively August carnival. Nature lovers can escape to Beeston Bump for stunning coastal panoramas or explore Repton Walk in Sheringham Park for sweeping countryside views.

Sheringham is not just a town but a vibrant community nestled between sea and countryside, offering a perfect blend of heritage, nature, and coastal charm.



## Note from the Vendor



“Over the last four decades, Sheringham has evolved while keeping its charm, with thriving independent shops lining its streets.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

D. Ref:- 0370-2353-8590-2326-4855

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

Freehold.

## LOCATION

What3words: ///conductor.habits.firm

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# SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

