



BURLINGTON

TERRACE

**BURLINGTON TERRACE IS A BOUTIQUE
COLLECTION OF THREE BEACHFRONT
TOWNHOUSES NESTLED ON THE STUNNING
NORTH NORFOLK COAST.**

Proudly brought to life by Cromarty Homes, Burlington Terrace offers expansive sea views, abundant natural light, and thoughtful detailing. Designed with flexible layouts and timeless, enduring materials, these homes provide a quiet sense of luxury and calm coastal living just steps from Sheringham's vibrant town centre and its many amenities.



Three homes, one coastal vision

A NEW STANDARD OF COASTAL LIVING

Burlington Terrace offers a rare opportunity to live in one of North Norfolk's most sought-after coastal locations. Set along Sheringham Esplanade, these striking beachfront homes enjoy sea views that shift with the seasons.

Blending Nordic-inspired simplicity with enduring seaside charm, the design—by an award-winning architectural team—balances expansive outlooks with intelligent layout and lasting quality. Built for longevity, each home features a robust palette of organic materials that weather beautifully over time.

Triple glazing, advanced insulation, and sustainably sourced finishes ensure lasting comfort, exceptional energy efficiency, and a calm, natural atmosphere year-round. Expansive floor-to-ceiling windows invite daylight deep into every space, framing wide horizons in every season.

All just moments from Sheringham's lively seafront and bustling town centre.

BURLINGTON TERRACE



A SANCTUARY BY THE SEA

Inside, these homes are shaped by light, height, and the rhythm of coastal living. Each offers a flexible four-bedroom layout, thoughtfully designed to adapt to a variety of lifestyles. The vertical arrangement maximises height, revealing breathtaking sea views at every level. The main living area, set on the first floor, features soaring 3.2-metre ceilings and expansive windows that frame wide coastal horizons.

Above, vaulted ceilings rise to 4.4 metres, creating an airy, tranquil atmosphere on the top floor. Three balconies extend the living space—two facing the sea, and a sunny south-facing breakfast terrace off the kitchen, leading down to a secluded private garden.

Burlington Terrace is designed for effortless living, equally suited to quiet evenings or lively gatherings. The principal suite is a peaceful retreat with its own balcony, captivating views, and a luxurious, light-filled en suite with a freestanding bath. As night falls, the sound of the waves becomes a gentle, soothing presence.





Every detail is carefully considered, with fixtures and materials selected for their timeless and enduring qualities.



LEFT - RIGHT
KITCHEN



LEFT - RIGHT
DINING - LIVING





LEFT - RIGHT
PRINCIPAL EN SUITE

TIMELESS CRAFTMANSHIP

From the moment you enter, the interior reveals a palette of materials chosen for character and longevity. In the principal suite, they come together in a composed, restful way—marble, oak, and tile working in concert to elevate everyday moments. This thoughtful selection ensures each space feels both timeless and welcoming.

A note from the architect

In designing these three beachfront townhouses, our aim was to create a thoughtful and contemporary response to their dramatic coastal setting. The architecture draws from traditional seaside forms, reinterpreted through a modern lens. The design is characterised by a rhythmic series of simple, gable-ended volumes that face directly towards the sea — a gesture that echoes the historic rooflines of the adjacent Conservation Area while introducing a distinctive frontage along the Esplanade.

A central driver of the design has been the relationship with the remarkable seafront views.

Each home is configured to take full advantage of this setting. The living areas open out onto generous, sea facing terraces, enhancing the connection between the indoor and outdoor, and providing substantial amenity space.

Throughout, the architecture is defined by a refined material palette and crisp detailing — elements chosen to age gracefully and harmonise with the unique character of Sheringham. These homes are not only rooted in place; they are designed to elevate everyday living.

— *Michael McKay,*
Nicholas Phillips Architects





**“The water’s edge
is where the land
touches the sea,
where the sky and the
earth come together
— it is where we find
balance and peace.”**

Wallace J. Nichols, Blue Mind



LEFT - RIGHT
LIVING ROOM

Sheringham

— life by the sea.

Burlington Terrace is ideally situated in the heart of Sheringham, offering a perfect blend of coastal tranquillity and vibrant local life. Just a short walk away, you'll find shops, cafés, restaurants, and the theatre, with the heritage railway nearby.

For those who enjoy the outdoors, Sheringham Park, the golf course, and the beachfront are all within easy reach, offering ample opportunities to explore the stunning surroundings. Burlington Terrace provides an exceptional balance of seaside serenity and local convenience.



FOOD & DRINK

- 1 Fat Teds Street Food
- 2 Winibeas Bakery
- 3 The Lobster
- 4 The Smuggler's Inn
- 5 Crumble Crib
- 6 No.10 Restaurant
- 7 Marmalade's Bistro
- 8 Camelia Cottage
- 9 Whelk Coppers Tea Rooms
- 10 The Gangway
- 11 Stubby's Pizza
- 12 Grey Seal Coffee
- 13 The Sitting Room
- 14 The Fishmongers' Tavern

ARTS & CULTURE

- 15 Sheringham Little Theatre
- 16 Sheringham Museum
- 17 Sanders and Christie Art Gallery
- 18 Westcliffe Gallery
- 19 Red Lobster Gallery
- 20 Peter Coke Shell Gallery

EDUCATION

- 21 Beeston Hall School
- 22 Sheringham High School
- 23 Sheringham Primary School & Nursery
- 24 Sheringham Woodfields School

SHOPPING

- 25 Tesco Superstore
- 26 Sainsbury's Local
- 27 The All Natural Company
- 28 Grape Tree Health Foods
- 29 Banning's Butchers
- 30 J&D Papworth Farms Butchers
- 31 CA Seafoods Fishmonger
- 32 Dawn Fresh Greengrocers
- 33 Holland & Barrett
- 34 WH Smith

SPORTS & RECREATION

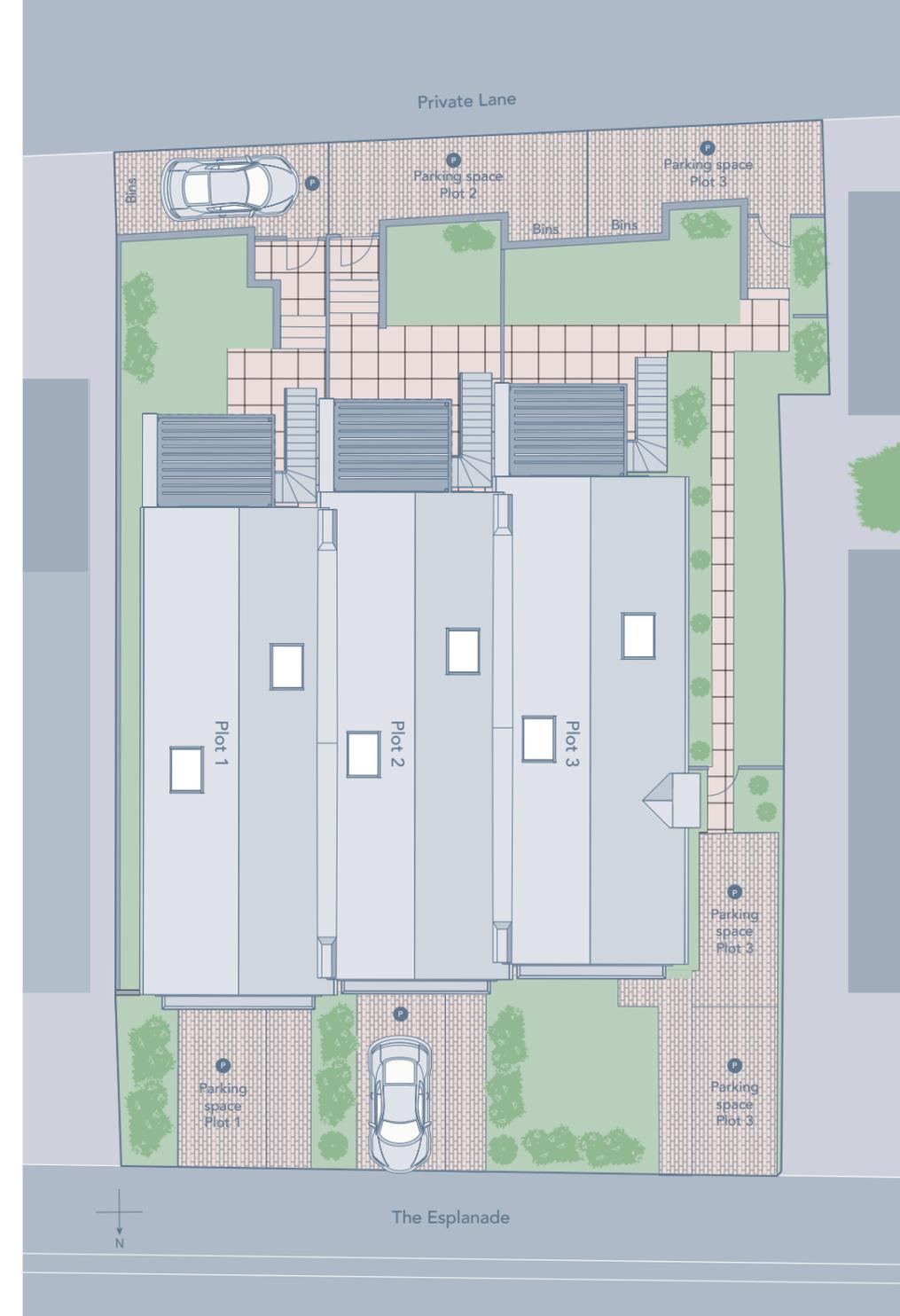
- 35 Sheringham Golf Club
- 36 The Reef Leisure Centre & Pool
- 37 SUP Shack
- 38 The Morley Sporting Club
- 39 Cricket Club
- 40 Football Club

PARKS & GARDENS

- 41 Sheringham Park
- 42 Sheringham Boating Lake
- 43 Priors Maze & Gardens
- 44 Beeston Cliffs

TRANSPORT

- 45 Sheringham Train Station
- 46 North Norfolk Railway (Poppy Line)
- 47 Railway Approach Bus Station

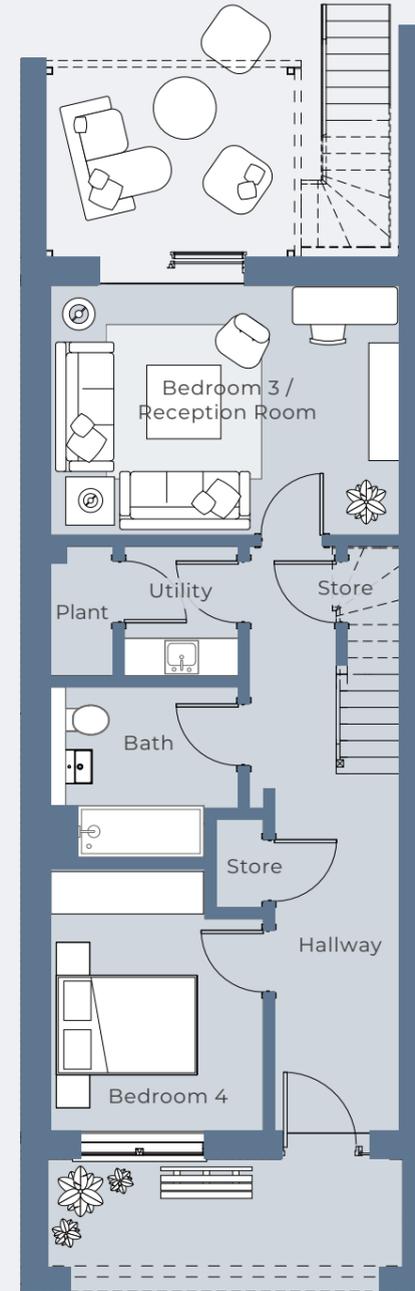


Floorplans

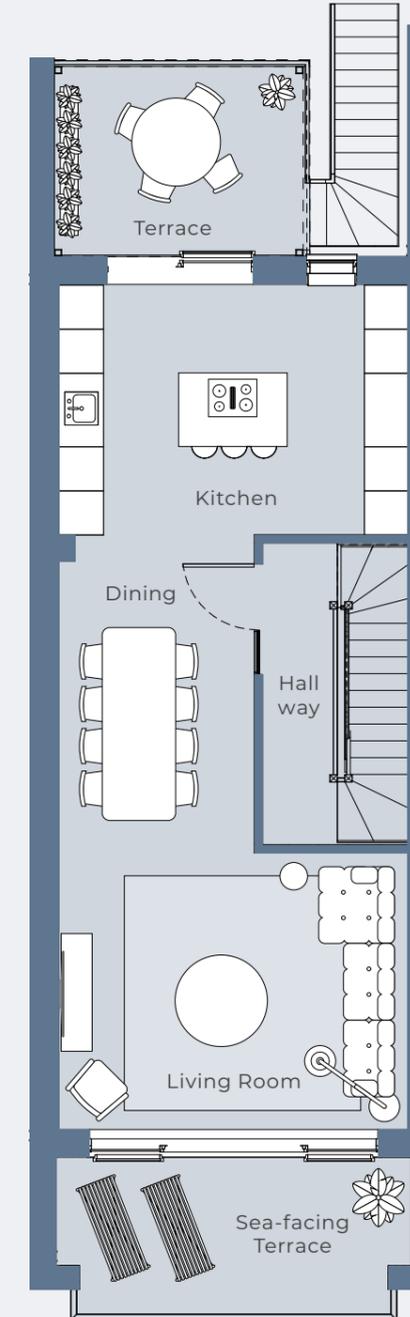
	Meters	Feet
Total Floor Area*	192.68m²	2,074 ft²
Living & Dining Room	8.12m x 4.80m	26'8" x 15'9"
Kitchen	4.80m x 3.45m	15'9" x 11'4"
Principal Bedroom	4.80m x 3.39m	15'9" x 11'1"
Principal En Suite	2.90m x 2.25m	9'6" x 7'5"
Bedroom 2	4.80m x 3.45m	15'9" x 11'4"
Bedroom 2 - En Suite	2.25m x 1.53m	7'5" x 5'0"
Reception Room / Bedroom 3	4.80m x 3.45m	15'9" x 11'4"
Study / Bedroom 4	3.61m x 2.94m	11'10" x 9'8"
Family Bathroom	2.60m x 2.37m	8'6" x 7'9"
Kitchen Terrace	3.40m x 2.70m	11'2" x 8'10"
Living Room Terrace	4.80m x 2.13m	15'9" x 7'0"
Principal Suite Terrace	4.80m x 1.47m	15'9" x 4'10"

*Terraces refer to elevated balconies and are included in the Total Floor Area

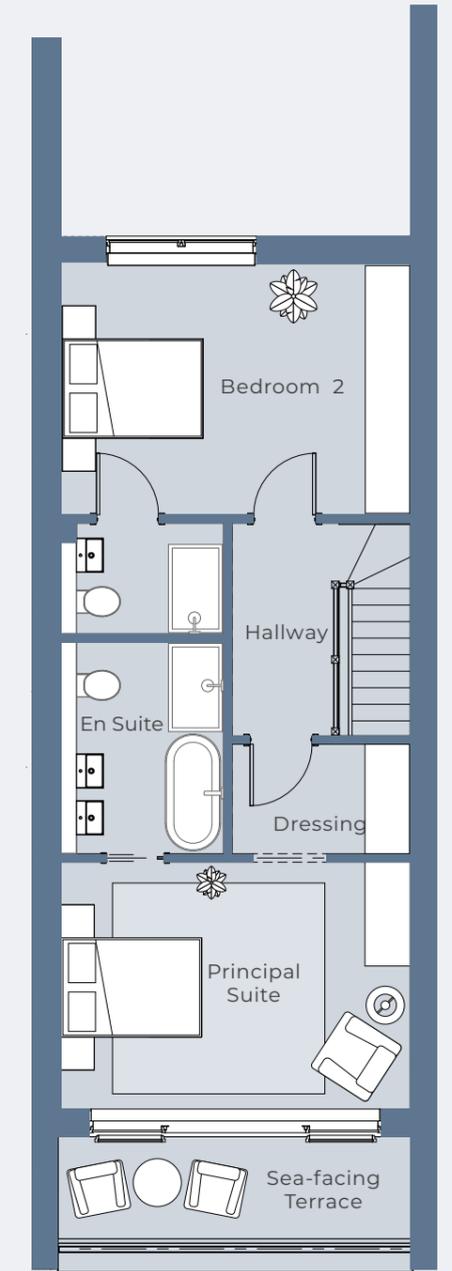
00
Ground Floor



01
First Floor



02
Second Floor



Specification

KITCHEN

- + Expansive open-plan kitchen, dining, and living space with 3.2m high ceilings
- + Contemporary German kitchen by Häcker with white and walnut doors, soft-close, and handleless design
- + Natural stone 'Taj Mahal' worktops
- + Feature island with breakfast bar
- + Integrated waste bin with recycling compartment
- + Neff integrated appliances: *Tall fridge, Tall no-frost freezer, Dishwasher, Stainless steel self-cleaning oven with hide-and-slide door, Wide induction hob with downdraft extractor in the island, Under-counter wine cooler, Compact oven and microwave*
- + Franke stainless steel under-mounted sink
- + Quooker boiling water tap (Fusion Square PRO3)

UTILITY ROOM

- + Häcker units to match kitchen, with under-cabinet lighting
- + Natural stone 'Taj Mahal' worktops
- + Franke stainless steel under-mounted sink with Franke mixer tap
- + Housing for freestanding washing machine and tumble dryer

PRINCIPAL EN SUITE

- + Grey oak wall-hung double vanity unit with Carrara marble countertop
- + Lusso brushed stainless thermostatic rain shower with handheld shower
- + Contemporary freestanding bath
- + Large, remote-operated Velux rooflight, flooding the room with natural light
- + Astro contemporary mirror lighting

FAMILY BATHROOM & SECOND EN SUITE

- + Heated towel radiators in all bathrooms
- + Lusso wall-hung rimless toilets with soft-close seats and brushed stainless flush plates
- + Wall-hung vanity units with stone basins
- + Lusso modern brushed stainless brassware
- + Thermostatic rain showers with additional handheld showers
- + Spacious fully tiled walk-in showers with recessed shelving
- + Villeroy & Boch bath in family bathroom with thermostatic rain and handheld shower
- + Porcelain tiles by Claybrook for walls and floors
- + Dual shaver sockets in all bathrooms
- + Concealed wall-mounted brushed stainless mixer taps throughout

FLOOR FINISHES

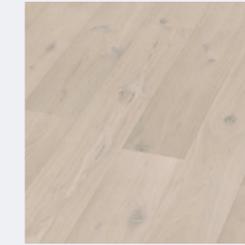
- + Extra-wide plank engineered oak flooring by ter Hürne
- + 100% wool carpet in bedrooms
- + Coir mat well at front door
- + Natural sisal carpet on staircase
- + Claybrook large format porcelain tiles in ground-floor hallways, bathrooms, and utility rooms

Materials & Finishes



TAJ MAHAL QUARTZITE

Durable Brazilian natural stone worktops featuring elegant patterning, selected for kitchen and utility surfaces.



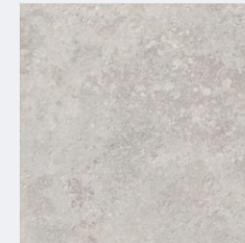
TER HÜRNE OAK VAL GRANDE

Extra-wide plank German-engineered oak flooring to first floor.



CARRARA MARBLE

Polished marble vanity surface with fine grey veining to principal en suite.



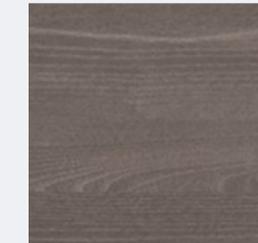
CLAYBROOK LIGURIA SCOLA

Large-format grey and white-toned porcelain tiles to ground floor spaces, and principal en suite.



CLAYBROOK KATAKANA GLOSS

Kit kat-style gloss-glazed porcelain mosaics featured in the principal en suite.



GREY OAK

Wall-hung double vanity unit to principal en suite.



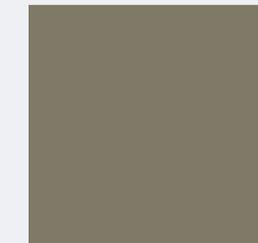
SISAL CARPET TIGER'S EYE WEAVE

Textured loop-weave sisal carpet to stairs for warmth and durability.



CLAYBROOK TERRAZO TROUSDALE

Large-format black terrazzo-effect porcelain tiles with delicate light flecks, used in secondary bathrooms.



COAT JOJO'S GREEN

Calm grey-green near-zero VOC paint to ground floor reception room.

Specification

WINDOWS, DOORS & JOINERY

- + Velfac triple-glazed aluminium composite windows and doors in RAL 7006
- + Velfac timber-clad front door with integrated letterbox and side glazing
- + Frameless glass balustrades on sea-facing terraces
- + Large, remote-operated Velux rooflights to landing and principal en suite
- + White-painted solid wood internal doors with brushed stainless steel ironmongery
- + Fitted wardrobes in principal bedroom
- + Internal pocket door between principal bedroom and en suite
- + Bespoke 2.6m tall glazed door from living room to hallway
- + Contemporary design white-painted timber staircase with natural sisal covering
- + Tall square-cut contemporary skirting
- + Pergola on south-facing first-floor kitchen terrace

LIGHTING & ELECTRICAL

- + Ultrafast gigabit broadband connection
- + LED downlights throughout
- + Pendant lights in bedrooms, decorative pendant in dining area
- + Dimming switches for living/dining/kitchen and bedrooms
- + Some sockets with integrated USB-C ports
- + Fully wired and interconnected smoke and heat detection system
- + Pre-wired for Sky TV – TV points in living area, principal bedroom, and ground-floor reception room
- + CAT6 cabling for principal bedroom, living room, and bedroom 4/study
- + BT Phone entry point to bedroom 4
- + Alarm spur provided for future alarm connection
- + External socket to both first floor terraces
- + Marine-grade external lighting to front and rear of the property and balconies
- + Electric vehicle charging point to front driveway
- + Socket provided in ground floor cupboard for cordless vacuum cleaner charging
- + Wired doorbell

HEATING & VENTILATION

- + Air Source Heat Pump (ASHP) by Mitsubishi for hot water and heating
- + Wet underfloor heating on ground and first floors
- + Radiators on second floor
- + DMEV (Decentralised Mechanical Extract Ventilation) system:
- + Continuous low-level ventilation in wet rooms (kitchen, bathrooms, utility)
- + Reduces condensation and ensures fresh air circulation
- + High-pressure hot and cold water system

CONSTRUCTION

- + Traditional block and brick construction with integrated steel frame
- + Super-insulated walls exceeding the latest building regulations
- + Contemporary powder-coated aluminium rainwater goods
- + Natural slate roof covering
- + Striking ceiling heights: 3.2m on the first floor, cathedral ceiling to 4.4m on the second
- + Boarded loft space with hatch access

GARDENS, TERRACES & BOUNDARIES

- + South-facing private gardens
- + First floor breakfast terrace with pergola off kitchen, with steps leading down to garden
- + Sea-facing terraces on first and second floors
- + Landscaped gardens with, turfed areas, pollinator-friendly planting and native hedging
- + Bee bricks for solitary bees in plots 1 and 3
- + Bespoke woven Corten steel fencing on front boundaries
- + Contemporary slatted timber fencing on rear boundaries
- + Large format grey sandstone for terraces and footpaths
- + Private bin storage area for each plot
- + Mature holm oak trees in plots 1 and 3
- + Outdoor taps to front and rear gardens
- + Swift boxes

PARKING

- + Dedicated electric vehicle charging point in front driveway
- + Private off-street parking (2 spaces for plots 1 & 2, 3 spaces for plot 3)

PEACE OF MIND

- + Freehold
- + 10-year BuildZone Structural Building Warranty
- + Water softener for better water and appliance longevity
- + Mains electricity, water and drainage



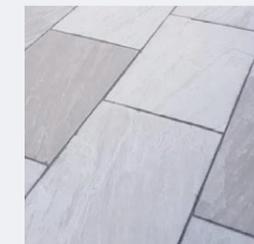
EXTERIOR BRICK

Fired in Sussex using traditional methods, earthy tones, and a sand-faced texture—delivering timeless character and lasting performance.



WOVEN STEEL FENCING

Made in Norfolk, this durable, low-maintenance woven design develops a unique patina, enhancing the charm of front garden boundaries.



GREY INDIAN SANDSTONE

Large-format Indian sandstone on terraces and footpaths, offering warmth, texture, and a natural look that improves over time.



Burlington Terrace, beautifully placed.

Just steps from the beach, days unfold with leisurely dog walks and the quiet joy of exploring rockpools at low tide. Birdwatching and stunning sunsets provide tranquil moments to unwind. The coastal lifestyle here is as enriching as the views, with so much more to discover just a short distance from the shore.



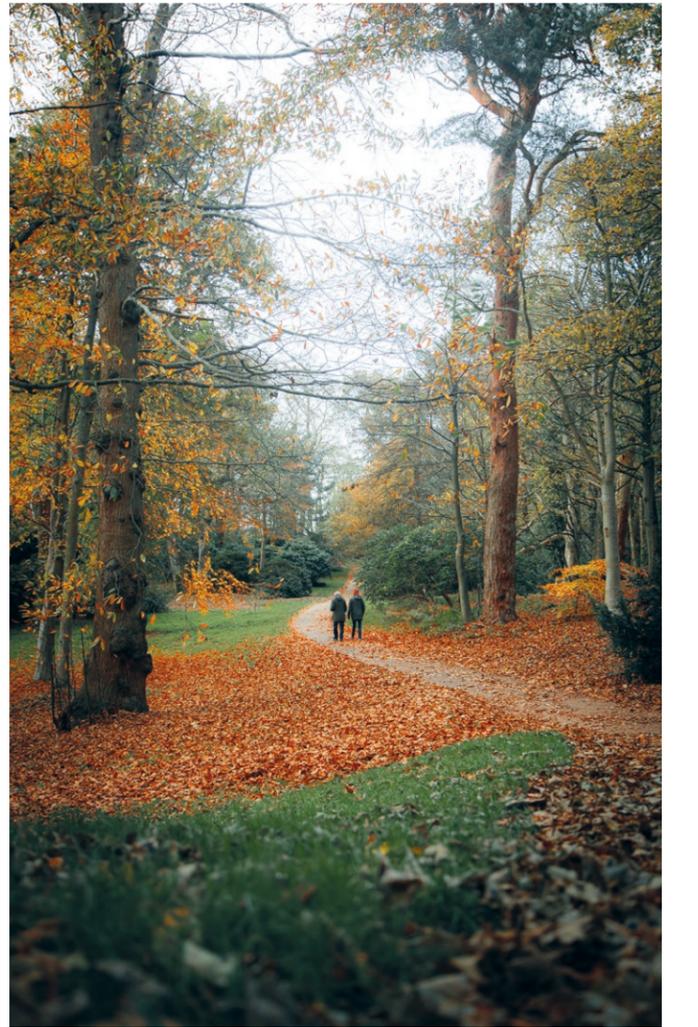


LEFT - RIGHT
SHERINGHAM TOWN

Nearby, Sheringham Park, coastal walks, and the renowned Sheringham Golf Course provide plenty of ways to enjoy the outdoors. Whether it's a quiet stroll, a round of golf, or time in nature, there's space here to breathe and unwind amid this stunning coastal setting.



LEFT - RIGHT
SHERINGHAM GOLF COURSE
SHERINGHAM PARK



Beyond this natural beauty, Sheringham offers a wealth of local amenities to enjoy every day. Independent shops, restaurants, the theatre, the heritage railway, and the new Reef leisure centre are all close by. With everyday essentials and a friendly community, Sheringham is both practical and full of charm.

A collaborative approach

Burlington Terrace is proudly developed by Cromarty Homes, in partnership with a highly renowned team to deliver these unparalleled homes.

DEVELOPER

CROMARTY
HOMES

ARCHITECT



CONTRACTOR

GASKINBUILDERS

ENGINEER

AFP ANDREW FIREBRACE PARTNERSHIP
STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS

FOR ALL ENQUIRIES CONTACT

SOWERBYS

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AGENT'S NOTES

- + Predicted EPC rating B
- + Each property has freehold title
- + Please enquire with branch for covenants / rights of access details

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