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8, Lifeboat Plain . Sheringham . NR26 8BG



Guide £295.000



# A CHARMING HOME WITH SEAVIEWS IN AN HISTORIC SETTING

Set in the historic part of the Town is this traditional Norfolk flint and brick cottage having been sympathetically restored to provide a beautiful property equally suitable for both permanent or holiday use. Formerly a fisherman's cottage the property has retained as much of the original character as possible yet offering modern touches too. The small front courtyard provides a small coffee terrace and the part glazed entrance door opens straight to the sitting room which enjoys a front aspect, has ceiling beams, a fireplace recess with ornate timber mantel. This room leads to the kitchen which is beautifully fitted with a range of wood faced units, built in oven and electric hob. The sink unit sits just below the window overlooking the courtyard. There is a recess with provision for the fridge/freezer too. The cottage stairs led off this room which also leads to the rear lobby and the shower room with its cubicle, w.c. and wash basin. Finally on this floor is the dining room which also leads to the rear terrace. The first floor has two bedrooms, the smaller one enjoying a rear aspect and the large front bedroom with its views of the sea.

Please note, the property is currently used as a holiday cottage and viewings will be restricted to changeover days if it is let and these are generally on a Saturday. The vendor might be willing to sell some of the fixtures and fittings at valuation if required.

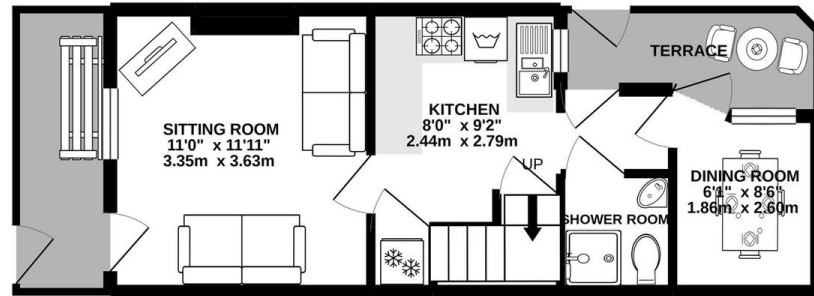


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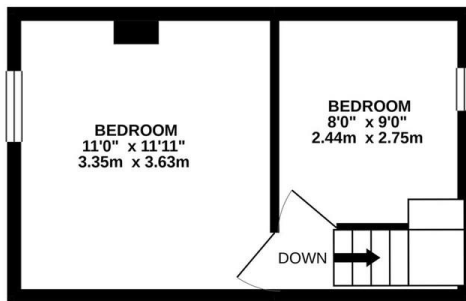




GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.

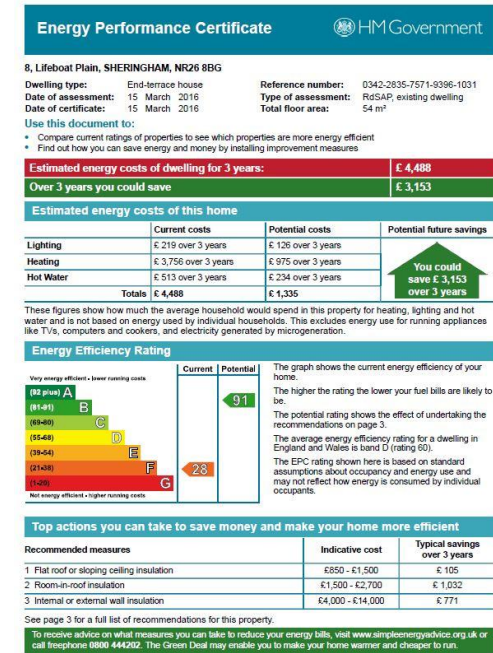


1ST FLOOR  
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 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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