

Flat 6, Temple Court, 6 West Cliff

OIEO £185,000 Leasehold

This 1960's second-floor apartment is a prime opportunity for first-time buyers or investors looking to delve into the world of buy-to-let investments. With two bedrooms, a three-piece bathroom, and the potential for modernisation, this property is bursting with potential to inject your personal style and flair.

Location

West Cliff is perfectly positioned in the charming coastal town of Sheringham, offering an enviable blend of seaside serenity and convenient amenities. Just a short stroll from the sandy beach and scenic promenades, this prime location allows residents to enjoy stunning sea views and refreshing coastal walks. The vibrant town centre is nearby, boasting an array of independent shops, cafés, and restaurants, along with essential services. Sheringham also offers excellent transport links, including a railway station connecting to Norwich and beyond, making it ideal for commuters or weekend getaways. With the renowned North Norfolk coastline and Areas of Outstanding Natural Beauty at your doorstep, this is an exceptional opportunity to embrace coastal living at its finest.



West Cliff

Upon entering the communal entrance hall, you are greeted by a sense of character and charm, setting the tone for the rest of the apartment. The private entrance hall features convenient built-in storage, including an airing cupboard with a lagged cylinder and immersion heater.



The sitting/dining room boasts two aspects, with a bay window flooding the space with natural light and offering stunning views of the sea and town. Electric night storage heaters provide ample warmth, making it a cosy and inviting space to relax or entertain guests.

The kitchen is equipped with a range of pine-faced base and wall storage cupboards, a stainless steel sink unit, and space for essential appliances, offering a practical layout for cooking and meal preparation. The bathroom features a panelled bath, vanity washbasin, and heated towel rail, creating a comfortable and functional space for personal grooming routines.

Both bedrooms benefit from full-length windows with extensive views of Beeston Hill and the coast, allowing natural light to flow throughout the living spaces. Electric off-peak storage heaters ensure a comfortable temperature year-round, while fitted wardrobe cupboards provide ample storage solutions for clothing and personal items.

Situated in a small block of just six apartments, this top-floor unit provides a sense of exclusivity and privacy. The communal grounds offer a quiet retreat in a courtyard-style setting, perfect for unwinding after a long day. Please note that this property does not have any allocated parking, but the West Cliff area provides ample unrestricted on-road parking for residents and guests.

Council Tax band: A

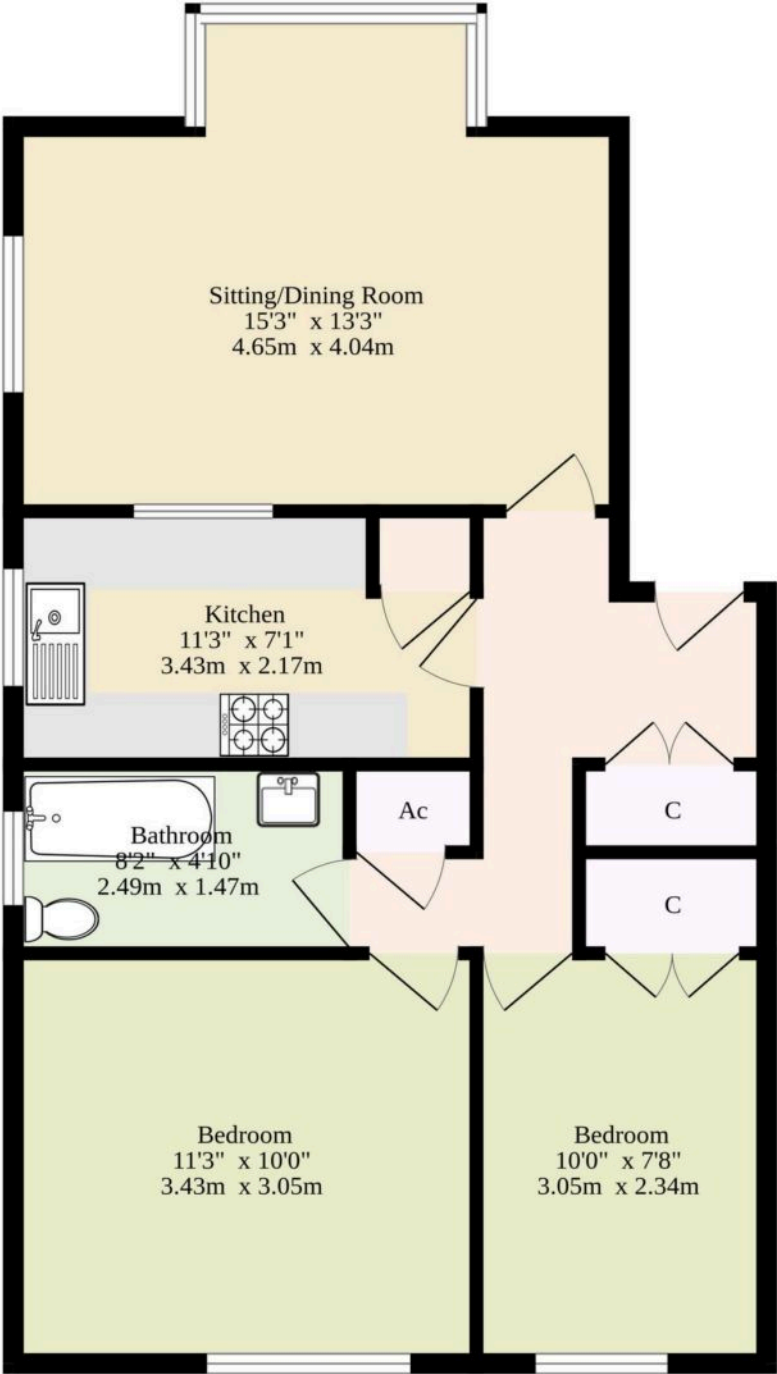
Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



Ground Floor
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 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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