



51 Campion Way, Sheringham

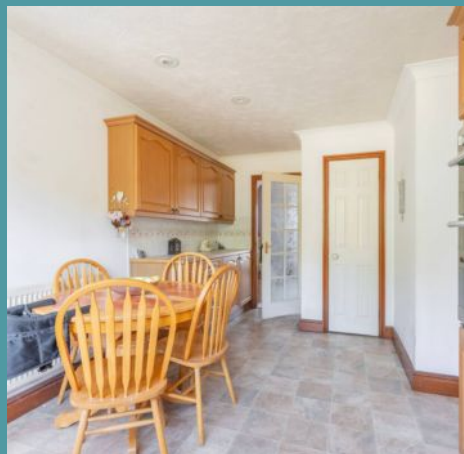
In Excess of £450,000



# 51 Campion Way

Sheringham

This is a rare opportunity to embrace the very best of Norfolk coast living in a home that feels as good as it looks. Located in a quiet and highly desirable part of Sheringham, this beautifully maintained four-bedroom detached home delivers breathtaking sea views and a true sense of coastal serenity. Just moments from the beach, it offers the perfect balance of seaside charm, family-friendly living, and practical modern features. Inside, the spacious layout includes bright living areas, original character details, and generously sized bedrooms — all with built-in wardrobes, including a tranquil master suite. The south-facing garden is a private, sun-filled environment, ideal for relaxing, gardening, or entertaining. With solar panels, ample parking, an internal garage, and a welcoming community setting, this home truly has it all.







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### Sheringham

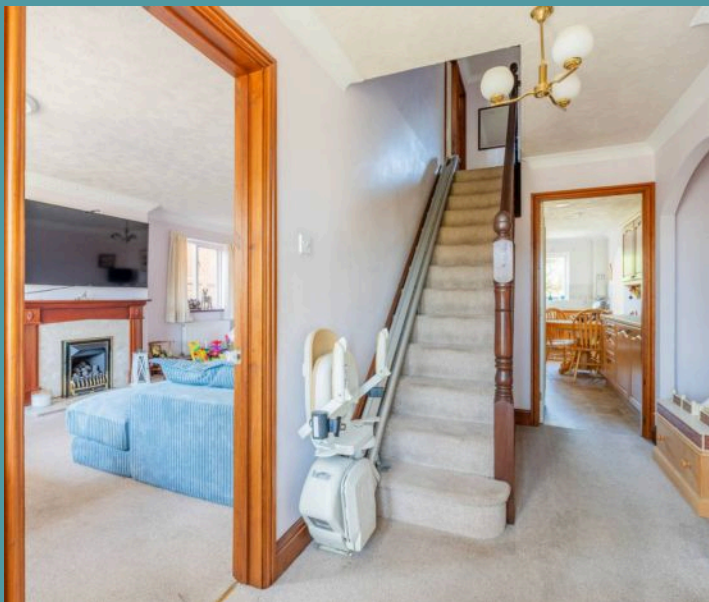
#### The Location

Sheringham is a picturesque and thriving seaside town located on the beautiful North Norfolk coast. Hugely popular with families, the town provides a safe, welcoming environment and a strong sense of community, making it an ideal place to settle down and enjoy coastal living. The award-winning blue flag beach is perfect for children to play, explore rock pools, or enjoy a day of swimming and sandcastle building, while the scenic clifftop walks and surrounding countryside offer endless outdoor adventures for all ages.

Sheringham is home to a wide variety of amenities, including well-regarded primary and secondary schools, a modern leisure centre with swimming pool, a popular golf course, and a vibrant town centre filled with independent shops, cafés, pubs and restaurants.

The regular Saturday market adds to the lively, community-focused atmosphere, and the town hosts several annual festivals and events that bring residents and visitors together.

Families will also love the historic North Norfolk Railway, offering nostalgic steam train rides through the countryside — a favourite for both kids and adults. Excellent transport links, including a local train station with direct services to Norwich, make Sheringham well connected while still maintaining its peaceful and relaxed feel.







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#### Campion Way, Sheringham

Set in one of Sheringham's most peaceful and desirable spots, this impressive four-bedroom seaside home offers so much more than just space – it delivers lifestyle, charm, and sea views that will take your breath away. Just moments from the beach and set in a serene residential pocket, this home promises laid-back coastal living with all the room a growing family could ask for.

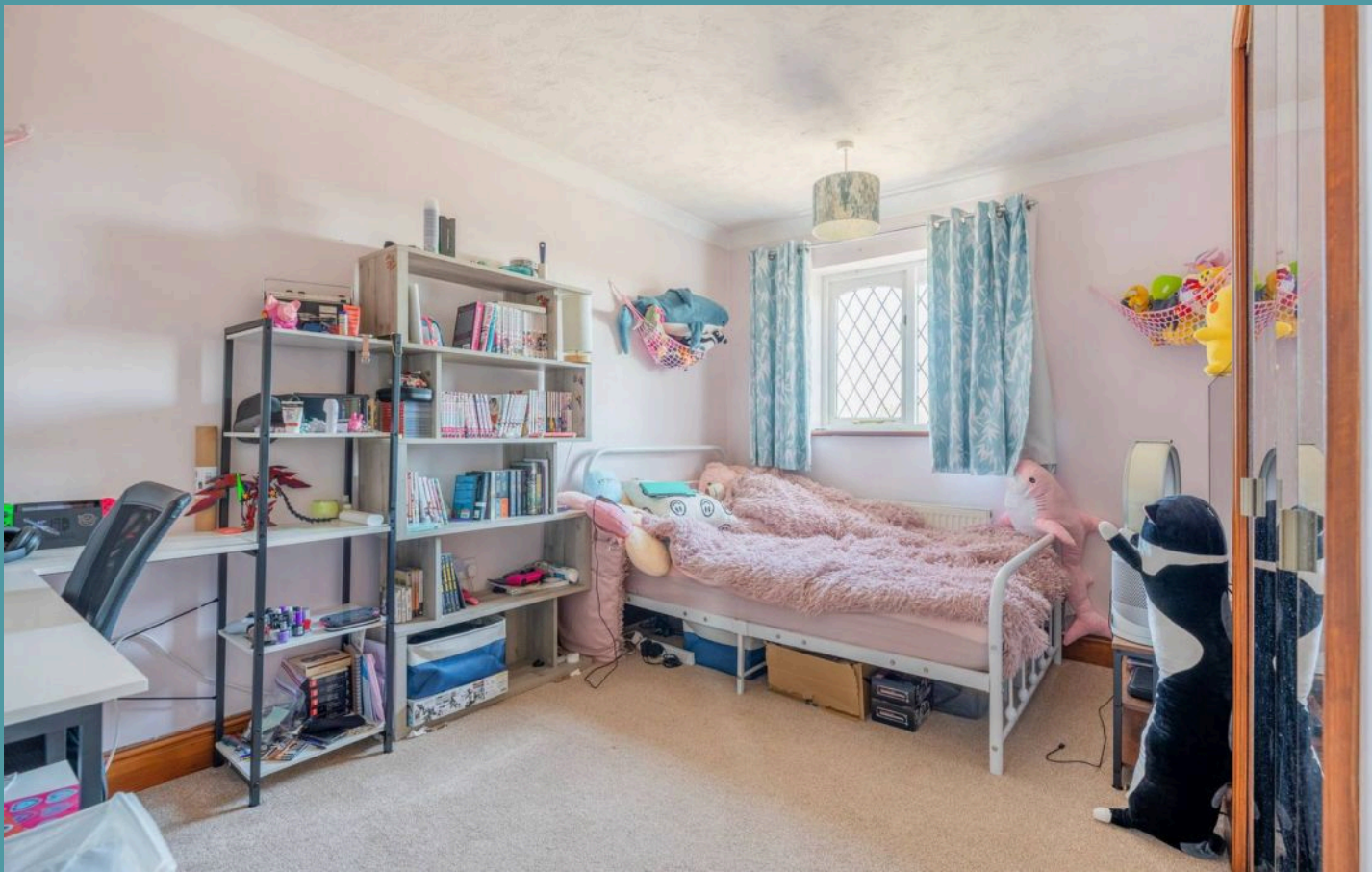
Step inside through a welcoming porch and into a bright, airy hallway where classic original features meet a thoughtfully designed layout. There's a handy downstairs WC, and from here, the home flows into a spacious sitting room bathed in natural light, the perfect place to relax. The separate dining room is made for family meals and lively dinner parties, while the generous kitchen offers ample space for cooking and connection.

A practical utility room (with direct access to the internal garage) keeps daily life running smoothly.

Each of the four bedrooms is impressively sized, all with built-in wardrobes to keep things clutter-free. The master suite is a standout, with its own en-suite shower room. The entire home has been lovingly maintained, with the kind of warmth and character that turns a house into a home.







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But it's outside where this property really shines. The beautifully kept south-facing garden is a private haven, sun-drenched and perfect for barbecues, garden parties, or simply enjoying the sea breeze.

To the front, you'll find generous off-road parking and access to the internal garage, making day-to-day living effortless. And it gets even better — the home is equipped with **solar panels**, helping you lower your carbon footprint and energy bills while enjoying 21st-century comfort in a home with timeless appeal.

Whether you're upsizing, relocating, or dreaming of coastal life for your family, this home ticks every box — space, sea views, sustainability, and serious charm.

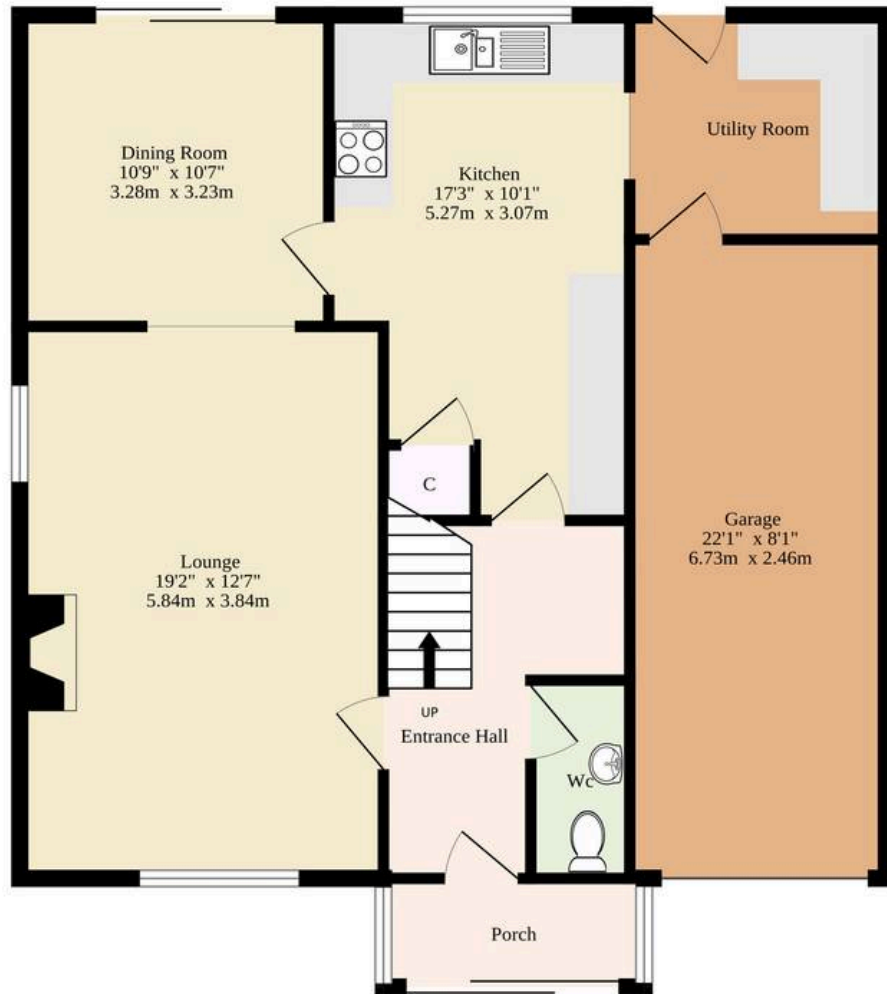
Agents Note

Sold Freehold

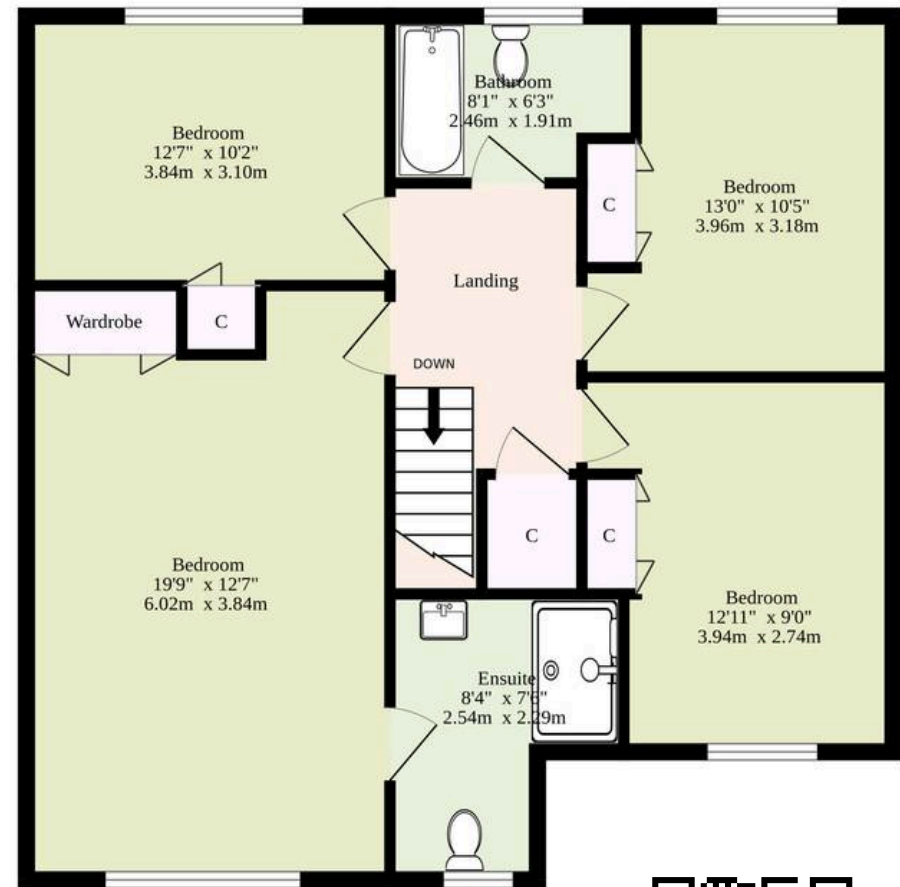
Connected to all mains services.



**Ground Floor**  
904 sq.ft. (84.0 sq.m.) approx.



**1st Floor**  
844 sq.ft. (78.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1748 sq.ft. (162.4 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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