



Flat 19, Sheringham Court Weybourne Road, Sheringham

Sheringham



Minors & Brady

Flat 19

Sheringham Court Weybourne Road, Sheringham

This exceptional apartment makes a striking first impression with its elegant presentation and three separate entrances, including an impressive communal entrance hall and the rare benefit of its own direct access. Inside, bright and beautifully proportioned rooms create a welcoming sense of space. The living areas flow seamlessly into a private wraparound courtyard, offering an effortless indoor-outdoor lifestyle ideal for relaxing or entertaining. A generous entrance hall, two well-designed bedrooms and stylish bathrooms enhance the home's appeal. The kitchen and dining spaces are perfectly arranged for hosting with ease. Directly outside the apartment, a communal storage room and dedicated laundry/drying room add everyday convenience. All of this sits within well-kept grounds just a short stroll from both the town centre and the beach, capturing the best of Sheringham living.

- Three entrances, including impressive communal hall and own direct access
- Private wraparound courtyard ideal for outdoor living
- Spacious entrance hall with room for a study area
- Bright, airy living room with French doors to courtyard
- Open-flow dining room and fitted kitchen perfect for entertaining
- Two well-proportioned bedrooms, one with ensuite
- Stylish family bathroom with airing cupboard
- Communal storage room directly outside the apartment
- Dedicated communal laundry and drying room
- Beautifully maintained grounds within walking distance of town and beach





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The Location

Sheringham is a charming Victorian seaside town known for its unspoiled beaches, scenic coastal walks, and thriving community. Once a traditional fishing village, it has retained its historic character while offering a vibrant mix of independent shops, cafés, and restaurants. The town boasts a range of local amenities, including supermarkets, boutiques, traditional pubs, and a twice-weekly market selling fresh local produce.

For families, Sheringham offers highly regarded schools, including Sheringham Primary School and Sheringham High School, which are well-rated and serve the local community. Healthcare needs are met with a medical centre, dental practices, and a pharmacy.

The town offers a variety of outdoor activities such as golf at Sheringham Golf Club, swimming at the Splash Leisure and Fitness Centre, and scenic trails through Sheringham Park, a National Trust property offering panoramic views over the coastline. The town is also home to the renowned North Norfolk Railway, where heritage steam trains run through breathtaking countryside.

With excellent transport links, including a railway station with direct services to Norwich and easy access to the A148, Sheringham is well connected while maintaining its peaceful seaside allure.



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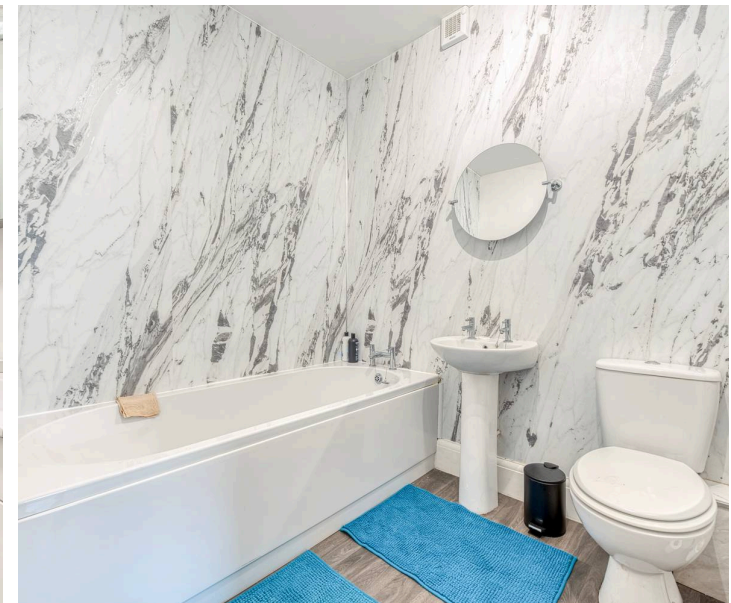
This beautifully presented apartment offers an immediate sense of grandeur with three separate entrances, including an impressive communal entrance hall and the rare benefit of its own direct access. The communal areas are immaculate, with sweeping staircases and well-kept shared spaces that set the tone for the rest of the home.

Directly outside the apartment you'll also find a communal storage room along with a dedicated laundry and drying room, adding valuable convenience.

Stepping inside, the apartment opens into a remarkably spacious entrance hall, large enough to incorporate an office or reading area. From here, doors lead through to the main reception rooms, family bathroom and both bedrooms, creating a natural flow throughout the home.

The living room is a standout feature, bright, generous in size and surrounded by windows that flood the space with natural light. French doors open directly onto the private wraparound courtyard, creating a seamless indoor-outdoor connection ideal for relaxed "al fresco" dining or entertaining.

Adjoining the living room is the dining room, which leads effortlessly into the fitted kitchen. This arrangement makes hosting family and friends a pleasure, with the kitchen offering a well-proportioned layout, a range of wall and base units, tiled splashbacks, integrated appliances including an electric hob with extractor, double oven, and space for a microwave, dishwasher and washing machine.



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The main bedroom enjoys a peaceful rear aspect with a double-glazed window, electric radiator and its own ensuite shower room complete with tiled walls and flooring, shower cubicle, WC, wash basin and heated towel rail.

The second bedroom features double-glazed windows overlooking a small courtyard, a fitted wardrobe and wall-mounted electric radiators. A well-appointed family bathroom includes a panel bath with aqua-board splashback, wash basin, WC, heated towel rail and an airing cupboard.

Outside, the private courtyard wraps around the entire apartment, offering an exceptional outdoor space rarely found with properties of this type. It's perfect for bringing the outside in, enjoying long summer evenings or creating multiple seating and planting areas. The wider communal grounds are beautifully maintained, with two staircases leading back to the main entrance and another providing direct access to the exterior.

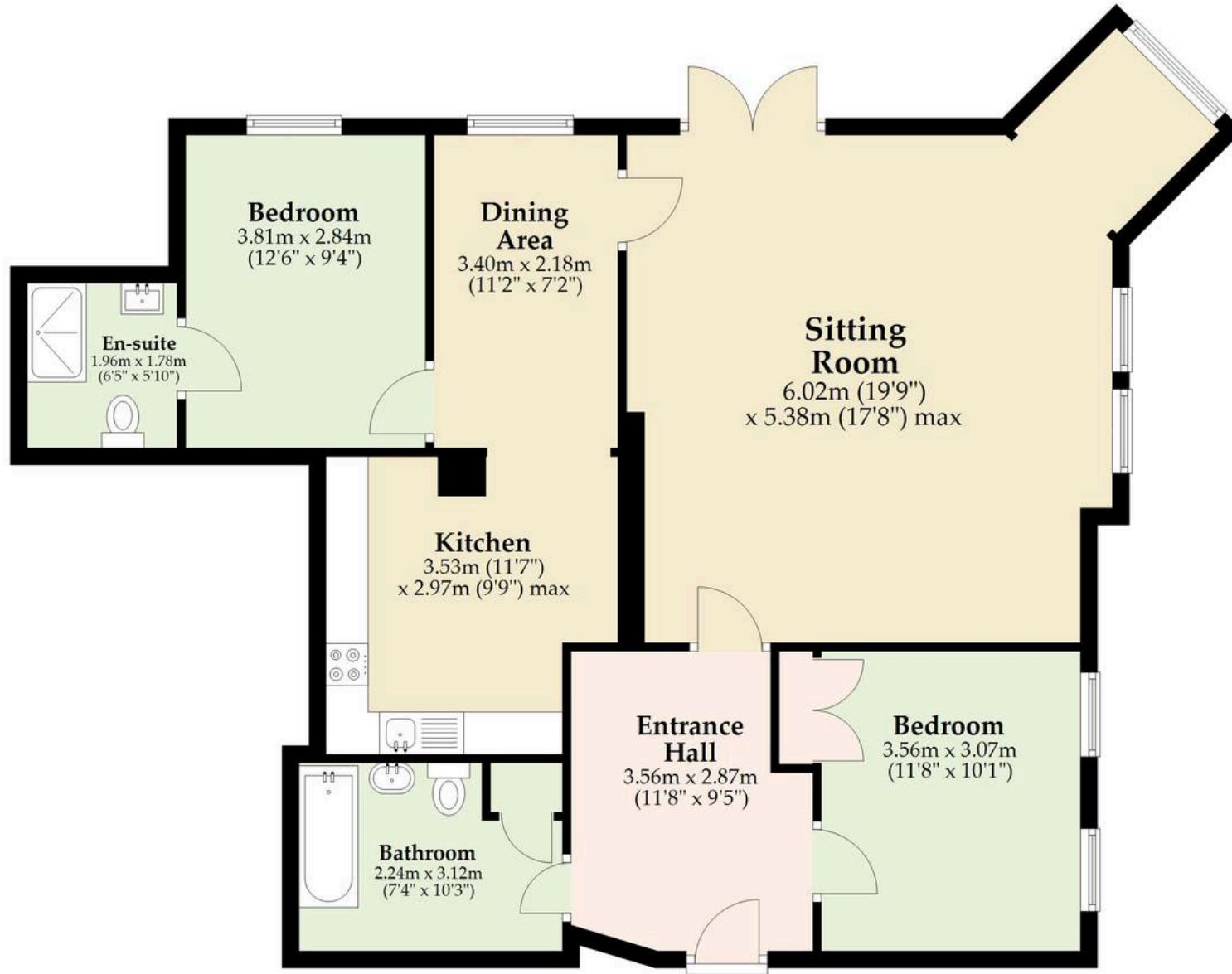
Agents Note

- Tenure: Leasehold with 147 years remaining
- Ownership: Share of Freehold (Sheringham Freehold*), professionally managed by Rounce & Evans
- Utilities: Connected to mains water, electricity and drainage
- Service Charge: £177 per month, covering building insurance, window cleaning and maintenance of the communal grounds
- Occupancy: Residents aged 50+ only
- Restrictions: No letting and no pets permitted



Ground Floor

Approx. 99.5 sq. metres (1070.9 sq. feet)



Total area: approx. 99.5 sq. metres (1070.9 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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Minors & Brady
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