



Flat 17, Sheringham Court Weybourne Road, Sheringham

Minors & Brady



Flat 17

Sheringham Court Weybourne Road, Sheringham

Sea views, stylish interiors and a grand setting combine to create the perfect coastal retirement retreat. This beautifully presented second floor apartment is exclusively available to residents aged 50 and over and enjoys a bright, contemporary feel throughout. The accommodation comprises a spacious sitting/dining room, modern gloss-fitted kitchen/breakfast room, generous double bedroom, stylish shower room and welcoming entrance hall. Particular highlights include the stunning sea views, modern flooring, fresh grey carpeting and a beautifully upgraded shower room featuring herringbone-style tiling and a contemporary ribbed glass shower screen.

- Exclusive retirement development for residents aged 50 and over
- Attractive sea views enjoyed from the principal living accommodation
- Spacious and light-filled sitting/dining room with excellent proportions
- Modern gloss-fitted kitchen/breakfast room with space for appliances
- Generously sized double bedroom offering comfortable accommodation
- Stylish contemporary shower room finished to a high standard
- Feature herringbone-style tiling and elegant ribbed glass shower screen
- **Agent's Note**
 - Tenure: Leasehold with 57 years remaining
 - Utilities: Connected to mains water, electricity and drainage
 - Service Charge: covering building insurance, window cleaning and maintenance of the communal grounds
 - Occupancy: Residents aged 50+ only
 - Restrictions: No letting and no pets permitted





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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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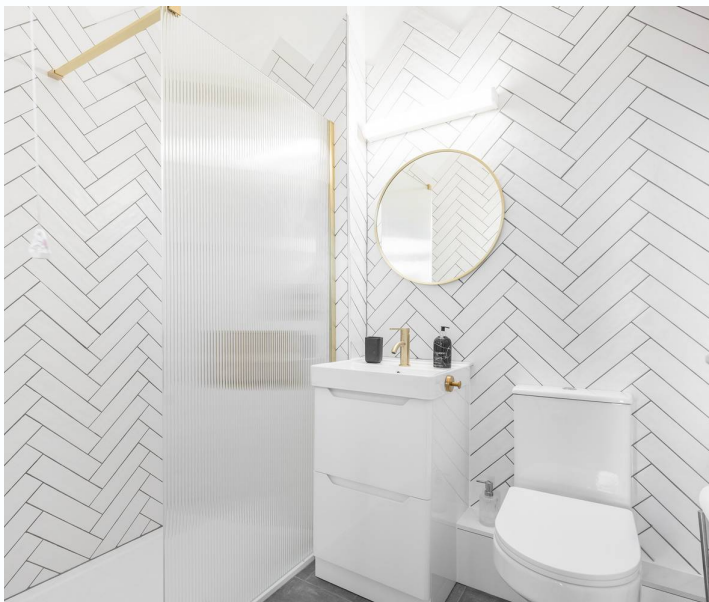
This beautifully presented second floor retirement apartment for the over 50s enjoys attractive sea views and a wonderful sense of grandeur, with three separate access points including an impressive communal entrance hall, immaculate shared areas and the rare benefit of its own direct access.

The beautifully maintained communal grounds feature sweeping staircases and well-kept pathways, creating a welcoming environment for residents.

Internally, the apartment offers a fresh, modern feel with contemporary flooring, stylish grey carpeting and well-proportioned accommodation throughout.

The spacious sitting/dining room enjoys plenty of natural light and provides an excellent space for both relaxing and entertaining, while the modern gloss-fitted kitchen/breakfast room offers ample storage, worktop space and room for appliances.

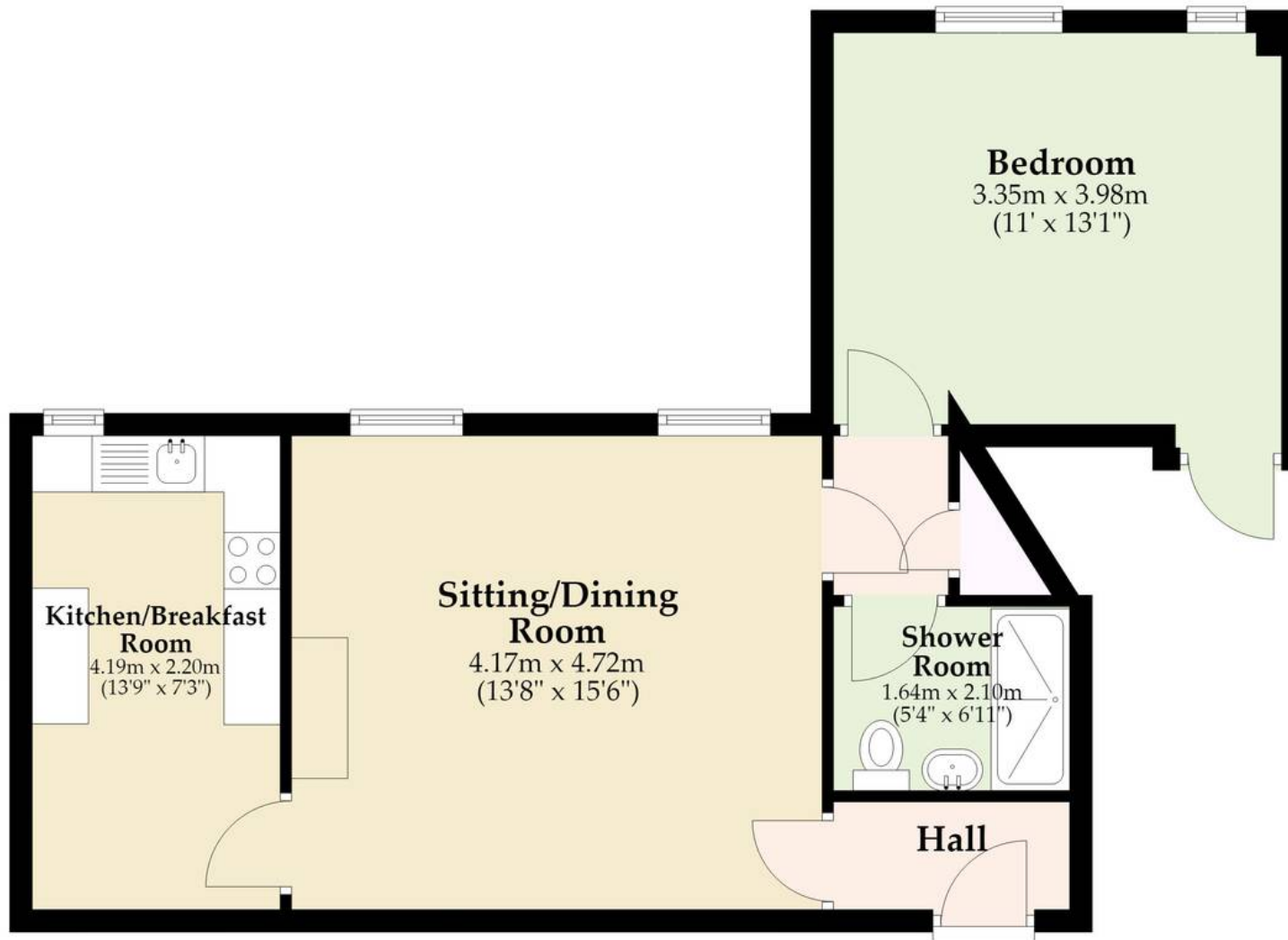
The generous double bedroom provides a comfortable setting, while the beautifully updated shower room has been finished to a high standard, featuring striking herringbone-style tiling, a contemporary suite and an elegant ribbed glass shower screen.



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Second Floor

Approx. 51.7 sq. metres (557.0 sq. feet)



Total area: approx. 51.7 sq. metres (557.0 sq. feet)

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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.

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Minors & Brady
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