



## EXCEPTIONAL SEA VIEWS

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7 THE CLOSE  
SHERINGHAM, NORFOLK

savills



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## EXCEPTIONAL SEA VIEWS

### 7 THE CLOSE

SHERINGHAM, NORFOLK, NR26 8LS

Entrance hall ♦ reception room ♦ games room/dining room  
kitchen ♦ sun room ♦ cloakroom/WC ♦ five bedrooms  
bathroom ♦ terrace with sea views ♦ small enclosed paved  
garden area ♦ EPC rating = C

#### The Property

7, The Close is a delightful end of terrace cottage traditionally constructed of brick and flint with a pantiled roof and a distinguishing Dutch end gable. The property is situated on the sea front at Sheringham with outstanding sea views from all the main rooms and from a large terrace/balcony. The terrace of cottages was originally constructed in the Edwardian era and the property has been owned by the family of the current owners since the early 1970s and could now benefit from some updating and refurbishment.

#### Situation

The popular coastal resort of Sheringham on the North Norfolk Coast is famous for its sandy beaches and crab/lobster fishing. The town is well served with excellent shopping amenities and also has a train station with regular trains to Norwich and connecting onward trains to London Liverpool Street. From Sheringham the scenic steam railway runs to nearby Holt (5 miles).

#### Agent's Note

There is a small paved garden which approaches the front door of the house. To the rear there is a large balcony area with outstanding sea views. Two bedrooms on the first floor have a balcony/veranda also with fine sea views. As the property is the end of terrace there is a further front door/ pedestrian side access which leads into the dining room.

#### Directions

Leave Norwich on the A140 Cromer Road. Bypassing Aylsham turn left at Roughton onto the B1436 signposted towards Felbrigg and Sheringham. At the junction with the A148 turn left towards Holt, after about a mile and half turn right onto the A1082 signposted to Sheringham. On the edge of the town continue straight over the mini roundabout and proceed up the main shopping street. At the end bear right towards the seafront and on arriving at the sea front (The Promenade) turn right and park in the small public carpark on the right hand side. Pedestrian access to 7 The Close is as follows. There is a footpath in front of the Two Life Boats Public House which overlooks the sea front, bear left under an arch, sign posted The Close and a parade of flint cottages will be found on the right hand side. 7 The Close is found at the end on the right. The postcode is NR26 8LS.





**Services** Mains water, electricity and drainage. Electric night storage heaters.

**Local Authority** North Norfolk District Council.

**Council Tax** Band C.

**Fixtures & Fittings** All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

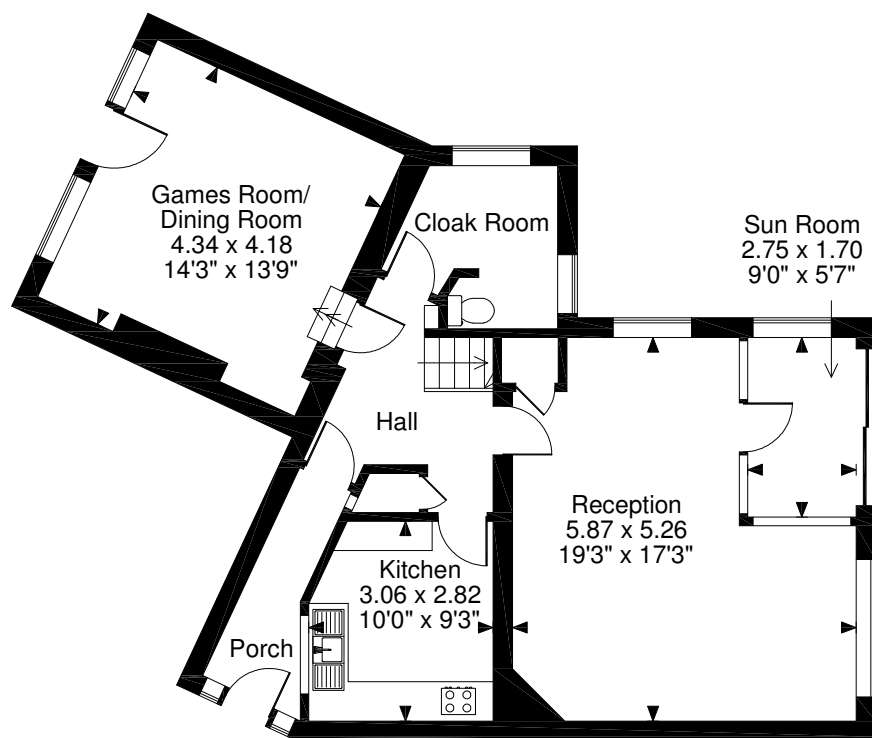
**Energy Performance** A copy of the full Energy Performance Certificate is available upon request.

**Viewing** Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

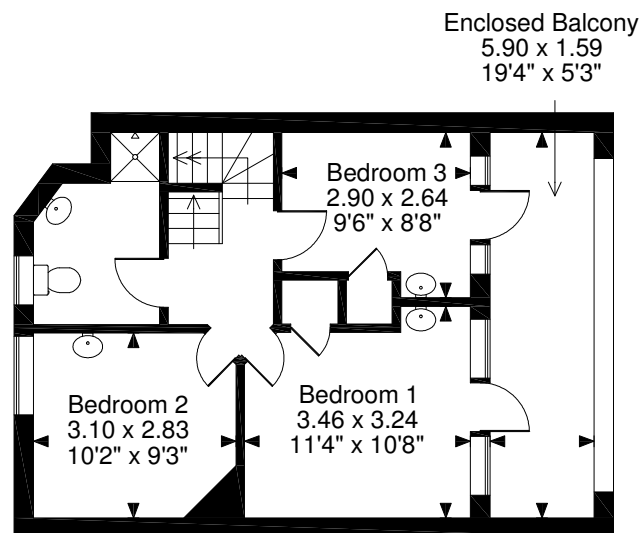


## FLOORPLANS

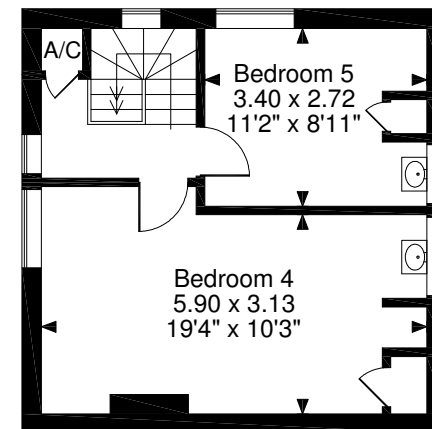
Main House gross internal area = 1,625 sq ft / 151 sq m



Ground Floor



First Floor



Second Floor

### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	18	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		