

# Arnolds | Keys



**17 Vincent Road, Sheringham, NR26 8BP**

**Offers Over £500,000**

- Idyllic seaside setting
- Epic sea views
- Development opportunity/refurbishment required
- Walking distance of shops and beach
- 1/3rd acre plot (STMS)
- No onward chain
- Currently three bedrooms
- Gas central heating



# 17 Vincent Road, Sheringham NR26 8BP

An excellent opportunity to acquire a detached dwelling standing in large gardens and offering superb sea views. The property is for sale with no onward chain and has wonderful potential to provide an idyllic seaside home. Applicants may wish to update and extend the existing accommodation or equally consider the plot as an opportunity to create a unique dwelling to take full advantage of this incredible location.

The property sits just to the east of the Town and is within walking distance of the shops and transport facilities.



Council Tax Band: D



## **ENTRANCE HALL**

Part glazed entrance door, high level window, turning staircase to first floor with understairs store cupboard, radiator,

## **CLOAKROOM**

Low level W.C., wash basin, window to side aspect.

## **LOUNGE**

Large window to front aspect, radiator, fire surround with point for gas fire, opening to:

## **CONSERVATORY**

Of UPVC construction with doors to rear garden and views of the sea. Vaulted roof with blinds.

## **DINING ROOM**

Window to rear aspect, radiator.

## **KITCHEN**

Fitted with a range of kitchen units including base and wall storage cupboards, laminated work surfaces, with raised upstands and tiled splashbacks, inset sink unit, provision for washing machine, wall mounted gas boiler providing central heating and domestic hot water, point for gas cooker with filter hood above. Radiator, windows front and rear, part glazed door to side aspect.

## **LANDING**

Radiator, access to roof space.

## **BEDROOM 1**

Another light room with windows front and rear, including sea views to the rear. radiator.

## **BEDROOM 2**

Another light room with windows front and rear, including sea views to the rear. Radiator, built in wardrobe cupboard, fitted dressing table with drawers beneath.

## **BEDROOM 3**

Windows with sea views to the rear, radiator, built in wardrobe cupboard.

## **BATHROOM**

Panelled bath, close coupled W.C., pedestal wash basin, radiator, part tiled and part panelled wall. Window to front aspect, radiator.

## **OUTSIDE**

To the front of the property is a dropped kerb leading to the front garden which has been hard landscaped for ease of maintenance with

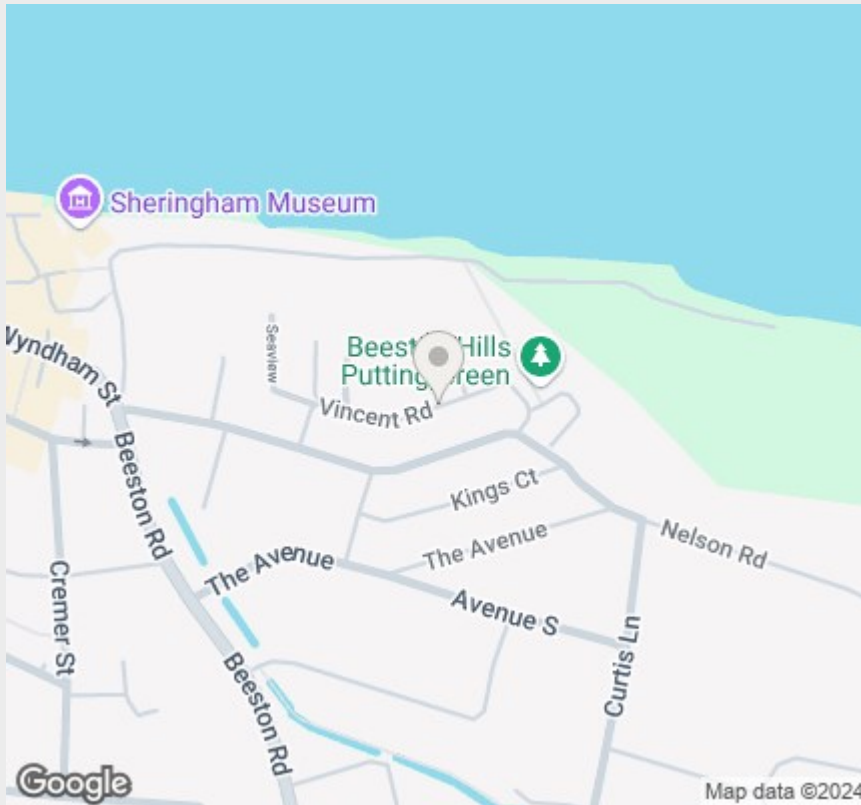
interspersed flowers beds and raised lawn to the side. A side access leads to a small brick built STORE and then to the extensively lawned gardens of approximately 200 feet in depth and leading to the top of the East Promenade with the resulting panoramic sea views. Within the grounds are two timber GARDEN SHEDS.

## **AGENTS NOTE**

The property is freehold, has all mains services connected and has a Council Tax rating of Band D.








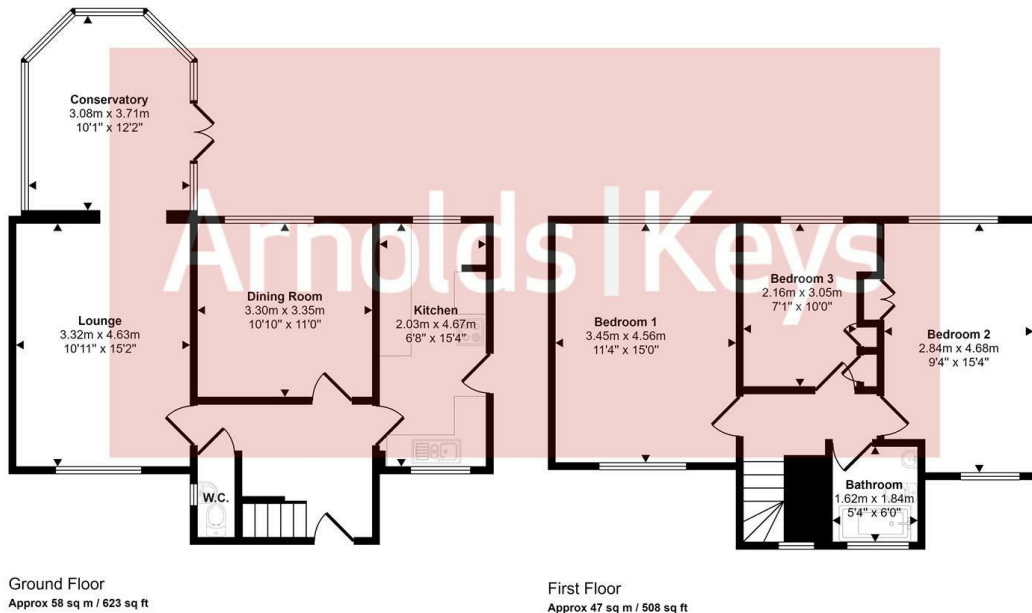
## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Approx Gross Internal Area  
105 sq m / 1131 sq ft



Ground Floor  
Approx 58 sq m / 623 sq ft

First Floor  
Approx 47 sq m / 508 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

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