



## THE AVENUE SOUTH , SHERINGHAM, NR26 8DG

£165,000  
SHARE OF FREEHOLD

This spacious, two bed, first floor is located just a short walk from the town centre and is sold with a share of the freehold and no upward chain.

  
**HENLEYS**  
Residential Sales & Lettings

# THE AVENUE SOUTH

- 2 bedrooms
- Close to town centre
- Share of freehold
- No upward chain
- Walking distance to train station
- Walking to supermarket
- Front garden belonging to flat
- close to beach & promenade
- Ideal second home or first time buyers
- Call Henleys



## SHERINGHAM

Sheringham is a delightful small town in an area of outstanding natural beauty on the north Norfolk coast nestling between the sea and Pretty Corner woods. The town is popular for both holiday and retirement and the centre has an excellent range of independent shops and supermarkets. There are bus and rail links to the bustling city of Norwich and the nearby towns of Holt and Cromer. There is a modern health centre, dentist, theatre and library together with Splash Leisure Centre and a magnificent 18 hole cliff top golf course.

There are also some excellent coastal and woodland walks in the vicinity. Sheringham beach enjoys a blue flag status and is a mix of shingle and sand depending on the tide, with a wide promenade running the length of the town. The town hosts several events throughout the year including the Viking Festival, Crab and Lobster Festivals, Coast Air Festival, Carnival and 1940's Weekend.

## OVERVIEW

Located just a short walk to the vibrant town centre, this spacious 2 bed, first floor flat would make an ideal first or second home. The property comes with 50% share of the freehold which will keep the running costs to a minimum.

## COMMUNAL ENTRANCE

The front door opens into a hallway. From the hallway, stairs rise to the first floor landing.

## LANDING

Double glazed window to the side aspect. Doors open to lounge/dining room, the two bedrooms and the bathroom. Carpeted flooring, radiator and loft access hatch.

## LOUNGE/DINING ROOM

Double glazed windows to the rear aspect. Carpeted flooring and two radiators. door to the kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM

Two double glazed windows to the side aspects. A range of base units, wall units and display cabinets. Inset sink and draining board. Under counter spaces for fridge and washing machine. Space and electric point for electric cooker.

## BEDROOM ONE

Double glazed window to the front aspect with carpeted flooring and radiator. Built-in wardrobe.

## BEDROOM 2

Double glazed window to the front aspect with carpeted flooring and radiator.

## BATHROOM

Double glazed opaque window to the side aspect. Three piece suite with a bath with mixer tap and shower attachment. WC and wash hand basin and radiator.

## LEASE AND FREEHOLD

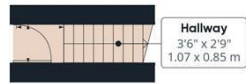
The property comes with a 999 year lease from 1990. The freehold is shared with the ground floor flat.

Costs are shared 50/50 with the other freeholder on a as  
an when required basis.

There is no ground rent payable.

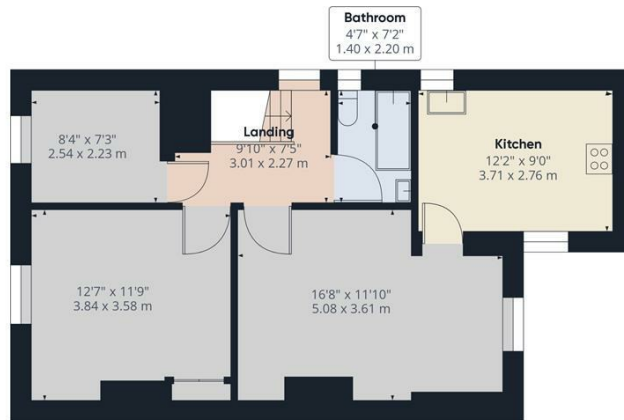
## FLAT 2, 62 THE AVENUE SOUTH





Approximate total area<sup>(1)</sup>  
628.07 ft<sup>2</sup>  
58.35 m<sup>2</sup>

Ground Floor



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



| 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>                            |  |                         |           |
| (55-68) <b>D</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 |           |