



## Flat 4 Leap House, 4 Cromer Road, Sheringham, NR26 8RP

**£220,000**

- First Floor apartment
- Seaview's
- Two bedrooms
- EPC Rating: TBC

This property was built in 1903 and retains a wealth of original features, the property has been divided into five apartments. This first floor apartment consists of two bedrooms, large lounge with Seaview's, shower room, kitchen, dining room and WC.





## Property Description

### OVERVIEW

This two bedroom first floor apartment is set in this beautiful period property that has been converted into five apartments. The property consists of a large lounge with Sea view's. Two double bedrooms, a newly fitted shower room, fitted kitchen, dining room and Seperate WC.

Sheringham town centre is under 5 mins walk and is a beautiful coastal town with stunning beaches, shops restaurants pubs cafes, leisure facilities including an 18 hole golf course. There is train station in the town as well as bus routes. The town has doctors and good schools within walking distance from the property.

### ENTRANCE HALL

Carpets, doors off to bedrooms and lounge and steps down to WC, shower room, dining room and kitchen.

### LOUNGE

Large double glazed bay window to the front with Sea view's and window to the side. Carpets and radiator.

### KITCHEN

Fitted kitchen with wall and base units, radiator, double glazed window to the side and the rear, stainless steel sink drainer, worktops, space and plumbing for washing machine and space for fridge, gas cooker and oven with four ring hob. Part tiled and tile effect lino flooring.

### DINING ROOM

Tile effect lino flooring, radiator and built in cupboard.

### SHOWER ROOM

Double glazed window to the rear and side, large walk in shower, enclosed wash hand basin with built in cupboard, radiator, fully tiled and built in cupboard.

### WC





Double glazed window to the side, radiator and WC.

**BEDROOM**

Double glazed window to the side, carpets and radiator.

**BEDROOM**

Double glazed window to the front with Sea view's , carpets and radiator.

**AGENTS NOTE**

EPC to be confirmed

**LEASEHOLD 187 YEARS REMAINING**

**SERVICE CHARGES**

**GROUND RENT**

**NO PETS**

**NO HOLIDAY LETS**





Approximate total area<sup>(1)</sup>  
 654.87 ft<sup>2</sup>  
 60.84 m<sup>2</sup>

(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.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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