



## DORMY HOUSE

CROMER ROAD, SHERINGHAM, NR26 8RP

£140,000  
LEASEHOLD

A second floor, 2 bed apartment, with no upward chain ideally located for the town centre, the sea front and transport links to Norwich and beyond. The property has sea and town views. Call Henleys for more details.

**HENLEYS**  
Residential Sales & Lettings

# DORMY HOUSE

- Ideal location for town centre
- Lovely views
- No upward chain
- 2 bedrooms
- Long lease



## ENTRANCE

To access the apartment, there is a set of steps leading to the first floor to the side of the building. From the top of the steps is a communal door opening to a small hallway. From the hallway a door opens to a stairwell leading up to the apartment.

## STAIRS & LANDING

Stairs rise to a split level landing. From the landings, doors open to the lounge, the two bedrooms, the bathroom and the kitchen. Glazed window to the side aspect.

## LOUNGE/DINING ROOM

GDouple gazed windows to the front and side aspects. There are sea views and views over the town and Beeston Bump. Carpeted flooring, radiators and TV point. Ceiling mounted light with fan, exposed ceiling beams.

## KITCHEN

Glazed window to the side aspect. Range of base and wall mounted units with worktops over and inset sink and draining board. Tiled splash backs to work surfaces. Space for electric cooker and fridge. Radiator and vinyl flooring.

## BEDROOM 1

Glazed window to the rear aspect with carpeted flooring, built in wardrobe spaces, cupboards, recessed alcoves and wall mounted radiator.

## BEDROOM 2

Double glazed windows to the side aspects with carpeted flooring and radiator.

## BATHROOM

Double glazed opaque window to the side aspect. Three piece suite includes a bath with shower over, WC and wash hand basin. Radiator and laminate flooring.

## LEASE DETAILS

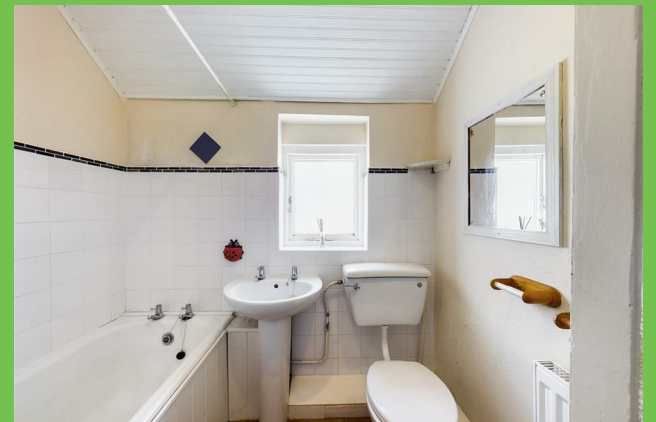
999 years from 2017

No Pets

No Holiday Lets

Annual charges: £1465.12 p.a.

## 2 DORMY HOUSE



Landing  
2'6" x 3'5"  
0.77 x 1.04 m



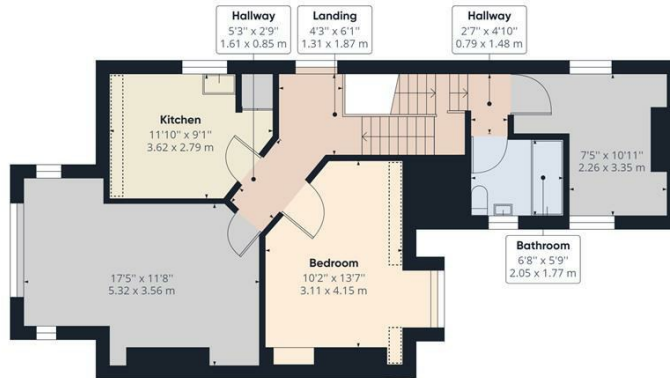
Approximate total area<sup>(1)</sup>

710.62 ft<sup>2</sup>  
66.02 m<sup>2</sup>

Reduced headroom

18.40 ft<sup>2</sup>  
1.71 m<sup>2</sup>

Ground Floor



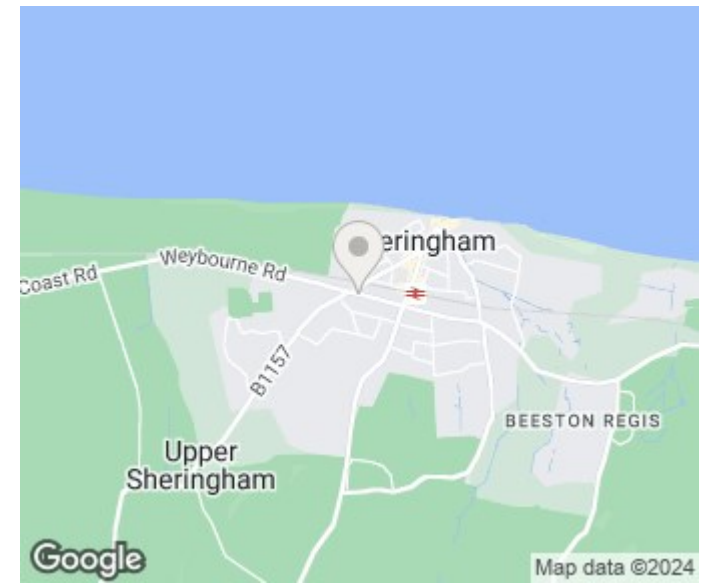
Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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