



Flat 4 Monteagle, The Buttlands
Offers in Excess of £450,000

BELTON DUFFEY

FLAT 4 MONTEAGLE, THE BUTTLANDS, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1EU

A 2 bedroom first floor apartment in an iconic building with a balcony overlooking The Buttlands in the heart of Wells-next-the-Sea. No chain.

DESCRIPTION

4 Monteagle House is a rare opportunity to purchase an apartment situated in an iconic Grade II Listed building on The Buttlands right in the heart of the seaside town of Wells-next-the-Sea. The property has beautifully presented bright and airy accommodation with high ceilings and a west facing balcony with an elevated view over The Buttlands.

The apartment is accessed through a grand communal entrance lobby with a staircase leading up to the first floor. There is a well appointed kitchen which is open plan to the dining/living area. There are also 2 double bedrooms, 1 with an en suite, and a further shower room.

4 Monteagle House is a much loved second home for the current owners and offers scope as a holiday lettings business. Offered with no onward chain, the furniture, fixtures and fittings are also available by separate negotiation. The property is being sold leasehold on a 125 year lease commencing in 2005. Each of the 6 leaseholders in the building own an equal share of the freehold and are responsible for the the maintenance of the building. A ground rent is payable of £50 per annum plus a service charge of £1,440 per annum.



SITUATION

Wells-next-the-Sea has been a fishing and commercial port for nearly 600 years which still supports a thriving fishing fleet bringing in crabs, lobsters, mussels and whelks sold locally on the quayside and in nearby restaurants. With a growing number of leisure craft moorings, a lively, sociable sailing club, harbour and sea fishing trips, the town caters for every type of water activity including “gillying” -crabbing on the quayside. Situated a mile from the Quay, the stunning extensive sandy beach is ranked as one of the top 10 in the country by Telegraph Travel. Against a backdrop of Corsican pinewoods, the beach is home to the much publicised, iconic colourful beach huts, available to buy or rent daily.

From the top of town down to the Quay, Staithe Street provides visitors and locals with a wide variety of shops, cafes, galleries and food stores. For entertainment, the newly opened Wells Maltings offers live entertainment and exhibitions, whilst alongside the Quay, are all the usual popular traditional seaside attractions. After 3 years of restoration, the Quay also sees the welcome return of The Albatros (a former Dutch cargo ship) which is permanently moored and will reopen soon offering its own unique forms of hospitality. Locals agree with The Times in March 2021 who voted Wells as one of the best places to live. Alongside coastal scenery, wildlife and water sports, the town has a primary and secondary school – both rated Good by Ofsted - as well as a library, doctor’s surgery and hospital providing a range of accessible and integrated health and well being services.

COMMUNAL HALL

The Monteagle apartments are accessed off The Buttlands through a metal gate leading to the building's main entrance door. Opening into a porch with a geometric tiled floor and wonderful leaded glass double doors into the communal hall where a staircase leads up to the first floor and the entrance door to number 4.

ENTRANCE HALL

4.95m x 1.40m (16' 3" x 4' 7")

Space for coat hooks, shoe storage and freestanding furniture. Radiator, recessed ceiling lights, doors to the kitchen/dining/living room, bedroom 2 and an opening to the inner hallway.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

7.05m x 4.86m (23' 2" x 15' 11")

Impressive bright and airy living space comprising:

KITCHEN/DINING AREA

A range of pale grey base and wall units with quartz worktops incorporating a one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks. Integrated appliances including an oven, ceramic hob with extractor over, fridge, freezer and washing machine with space and plumbing for a dishwasher. Vinyl flooring, recessed ceiling lights and room for a dining table and chairs. Open plan to:

LIVING AREA

Wide west facing bay window with fine elevated views over The Buttlands, radiator, small feature former fireplace, wall lights and a partly glazed timber door leading outside onto the balcony.



BEDROOM 2

4.33m x 3.44m (14' 2" x 11' 3")

Original tiled fireplace, radiator and a sash window overlooking the balcony and The Buttlands beyond.

INNER HALLWAY

3.83m x 0.94m (12' 7" x 3' 1")

Doors to bedroom 1 and the shower room.

BEDROOM 1

4.51m x 3.00m (14' 10" x 9' 10")

Original cast iron fireplace, built-in wardrobe and airing cupboard housing the gas-fired boiler, radiator, wall lights. Sash window to the east and a door leading into:

EN SUITE SHOWER ROOM

A white suite comprising a panelled bath with a chrome mixer shower over and glass shower screen, vanity storage unit incorporating a wash basin, WC with a concealed cistern. Tiled floor and splashbacks, chrome towel radiator and a sash window to the east with obscured glass and a window seat.

SHOWER ROOM

A white suite comprising a large shower cubicle with a chrome mixer shower, pedestal wash basin, WC. Vinyl flooring, tiled splashbacks, white towel radiator.

BALCONY

4.02m x 3.41m (13' 2" x 11' 2")

Timber decked balcony with fine west facing elevated views over The Buttlands.

DIRECTIONS

On foot from Belton Duffey's Wells-next-the-Sea office, head north up Staithe Street and turn right onto Station Road. Take the next left onto The Buttlands where you will see Monteagle House at the end on the left-hand side, just before The Crown Hotel.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band n/a (exempt as Grade II Listed).

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band B.

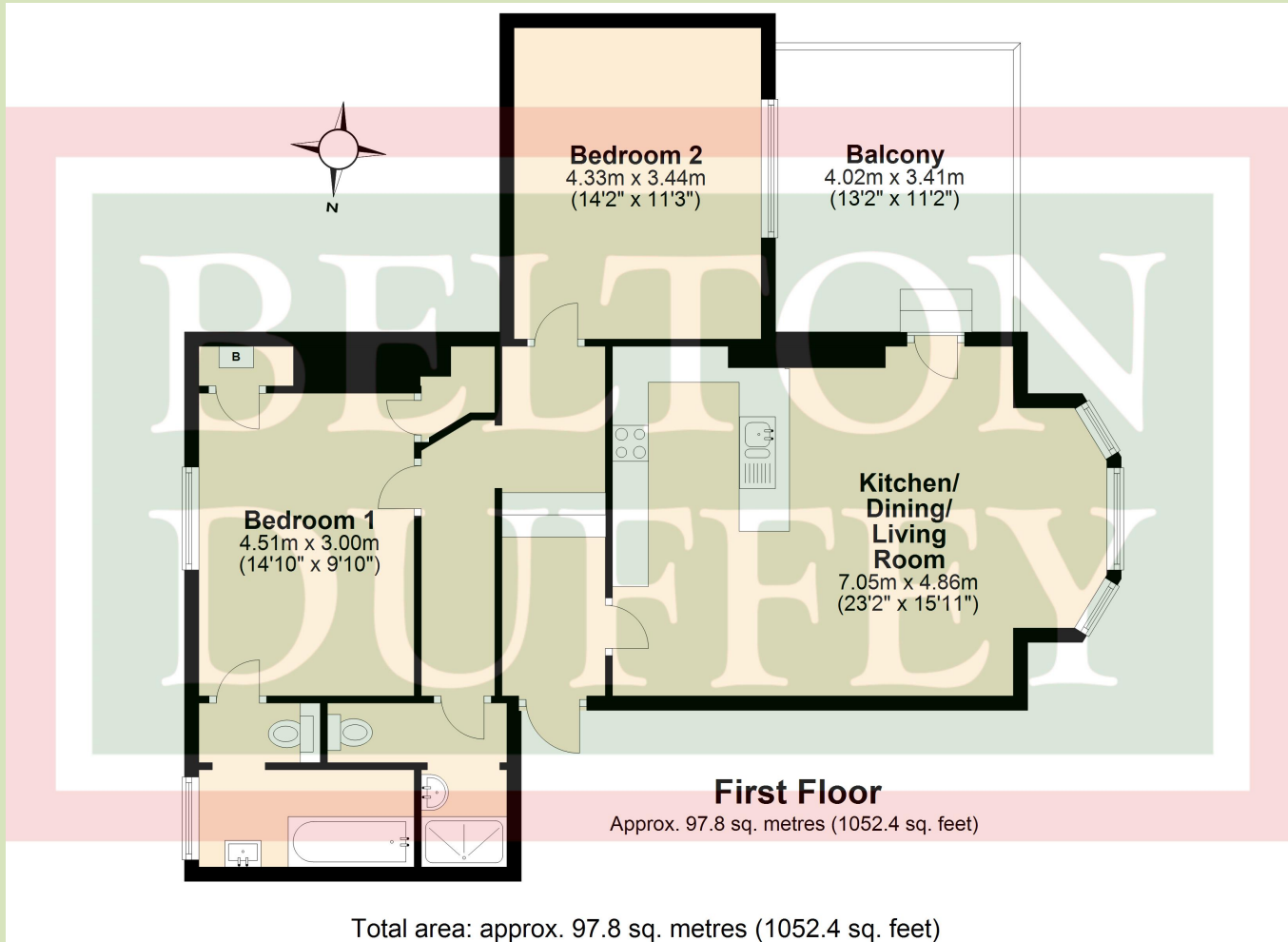
TENURE

This property is for sale Leasehold.

VIEWING

Strictly by appointment with the agent.







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