



**69 Freeman Street, Wells-next-the-Sea**  
**Guide Price £395,000**



## 69 FREEMAN STREET, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1BG

A Grade II Listed first floor 2 bedroom apartment with a west facing partly walled garden and parking in a central coastal town location.

### DESCRIPTION

69 Freeman Street is a Grade II Listed first floor apartment with its own walled garden and a parking space located just a short walk from the Quay at Wells-next-the-Sea. The property is bright and airy with majority timber sash windows, oak veneer internal doors, some with bevelled glass, chrome door furniture with a well designed layout and high quality fittings. The apartment is decorated and carpeted throughout in neutral tones with laminate flooring to the kitchen area in the spacious open plan kitchen/dining/living room. There are 2 double bedrooms, a well appointed bathroom and cloakroom with gas-fired central heating to radiators.

Outside, the partly walled garden is west facing comprising a lawn and attractive flagstones laid in the patio area and there is also the rare added benefit of a parking space. Because of its close proximity to the Quay and all of the town's amenities, this apartment would make an ideal compact permanent home or, as its current use, a second home with holiday lettings potential.

The property is being sold leasehold on a 999 year lease from 29th July 1983 at a Peppercorn Rent. A copy of the lease is held at Belton Duffey's Wells-next-the-Sea office - please ask for more information. The parking space is freehold.



## **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.

## **ENTRANCE HALL**

2.90m x 2.54m (9' 6" x 8' 4") at widest points.

The apartment is accessed from the west up a set of wooden steps with balustrades to a partly glazed timber door leading into the entrance hall. Recessed ceiling lights, loft hatch, radiator and large cupboard with hanging space and light.

## **CLOAKROOM**

1.65m x 1.37m (5' 5" x 4' 6")

A white suite comprising a pedestal wash basin and WC, recessed ceiling lights, extractor fan and radiator.

## **OPEN PLAN KITCHEN/DINING/LIVING ROOM**

6.38m x 5.33m (20' 11" x 17' 6")

Bright, airy room with 3 sash windows overlooking Freeman Street with distant views northward down to the pinewoods and coast beyond. Recessed ceiling lights, 3 radiators, smoke alarm, TV and telephone points and heating thermostat.

### **KITCHEN AREA**

A range of cream Shaker style wall and base units with soft close doors, opaque glass fronted cupboards, open fitted shelves and a pull out storage unit with 2 baskets. Solid beech worktops incorporating a one and a half bowl stainless steel sink with mixer tap, tiled splashbacks.

Integrated appliances including an electric oven, gas hob with a stainless steel extractor over, fridge, freezer, dishwasher and washing machine.

Laminate flooring to the kitchen area and a cupboard housing gas-fired combi boiler.

Door leading into:





## **INNER HALL**

2.57m x 0.89m (8' 5" x 2' 11")

Radiator, recessed ceiling lights, smoke alarm and doors to the 2 bedrooms.

## **BEDROOM 1**

4.31m x 2.66m (14' 2" x 8' 9")

Recessed ceiling lights, TV point, radiator and a north facing sash window.

## **BEDROOM 2**

3.32m x 2.57m (10' 11" x 8' 5")

Recessed ceiling lights, TV point, radiator and an east facing sash window.

## **BATHROOM**

2.27m x 1.69m (7' 5" x 5' 7")

A white suite comprising a panelled bath with a shower mixer tap and glass shower screen over, pedestal wash basin and WC. Tiled splashbacks, recessed ceiling lights, wall light above the basin, white towel radiator and a window to the south.

## **OUTSIDE**

The property is accessed off Chapel Yard where the parking space is located. A communal walkway leads to wooden steps with balustrades allowing access to the garden and the main entrance to the apartment.

The garden is bordered by brick walls to the north and west with high timber panel fencing to the south giving a degree of privacy. West facing with attractive flagstones patio area and a lawn beyond with a barked plant border and a small timber shed.

## **DIRECTIONS**

From Belton Duffey's Wells-next-the-Sea office, turn right along Staithe Street. At the Quay turn left and proceed along Freeman Street. The property can be found half way along Freeman Street on the left and access is to the rear of the building via Chapel Yard.

## **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**

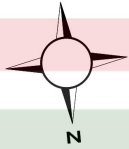
This property is for sale Leasehold.

## VIEWING

Strictly by appointment with the agent.

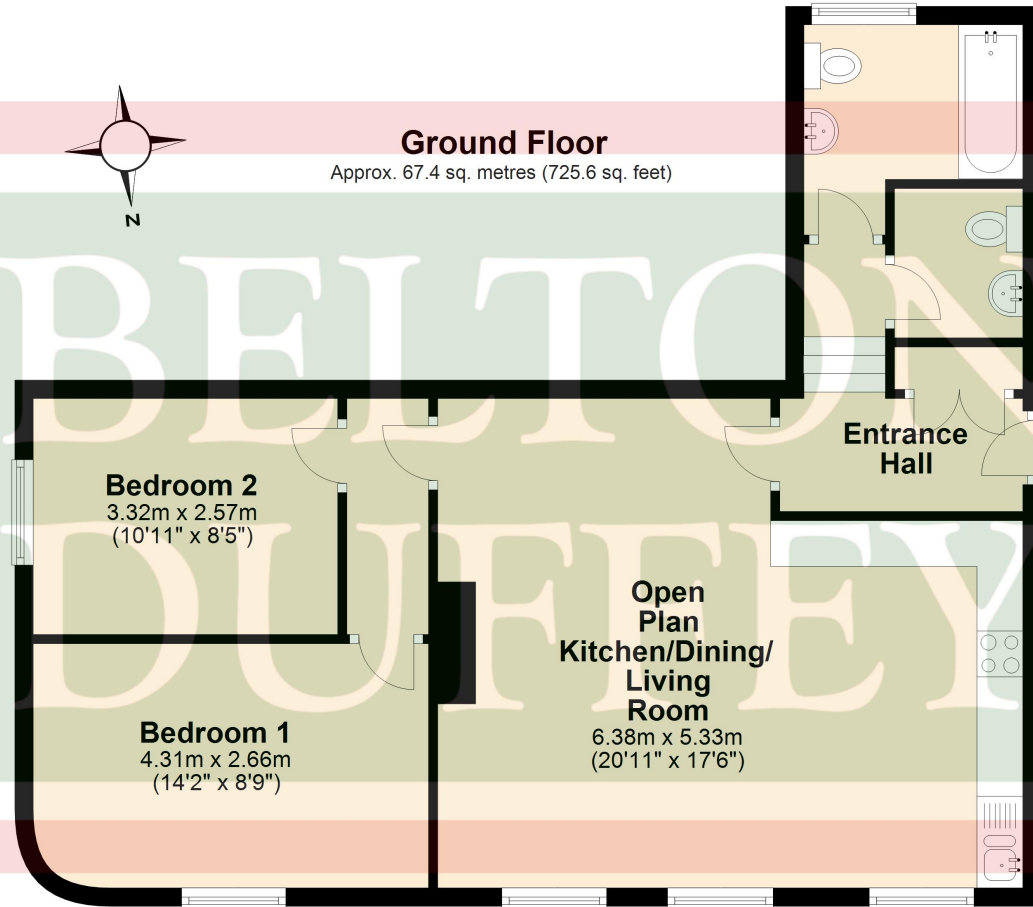






### Ground Floor

Approx. 67.4 sq. metres (725.6 sq. feet)



**Bedroom 2**  
3.32m x 2.57m  
(10'11" x 8'5")

**Bedroom 1**  
4.31m x 2.66m  
(14'2" x 8'9")

**Open Plan  
Kitchen/Dining/  
Living Room**  
6.38m x 5.33m  
(20'11" x 17'6")

**Entrance  
Hall**

Total area: approx. 67.4 sq. metres (725.6 sq. feet)





## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 770055  
E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

26 Staithe Street,  
Wells-next-the-Sea,  
Norfolk, NR23 1AF.  
T: 01328 710666  
E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

[www.beltonduffey.com](http://www.beltonduffey.com)

**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

