



**8a Northfield Way, Wells-next-the-Sea**  
**Guide Price £180,000**

**BELTON DUFFEY**



## **8A NORTHFIELD WAYE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1LJ**

Requiring refurbishment, a 2 bedroom leasehold first floor apartment with front and rear gardens, within walking distance of the town centre. No chain.

### **DESCRIPTION**

8a Northfield Waye is a first floor apartment situated within easy walking distance of the town centre and Quay at Wells-next-the-Sea. The property would now benefit from a programme of improvements with accommodation comprising a ground floor entrance hall with a staircase leading up to the first floor landing, kitchen, sitting/dining room, 2 bedrooms and a bathroom. There is gas-fired central heating installed with UPVC windows and entrance door and gardens to the front and rear with a small outbuilding.

8a Northfield Lane is being offered for sale leasehold on a new 250 year lease from completion and would make an ideal compact home close to amenities, buy to let investment or as a second home.

Offered for sale with no onward chain, the vendor Flagship Housing does require offers to be accompanied by a completed Declaration of Interest form which is available from Belton Duffey. The vendor also requires exchange and completion to take place within 28 days of an offer being accepted and reserves the right to abort the sale if this condition is not met. Please note that a grounds maintenance charge applies (£19.45 currently) and that the property must be marketed for a minimum of 14 days before any offers are to be considered. Please also note that all properties built before 2000 will have some degree of asbestos, a report may be available to obtain from Flagship but buyers are encouraged to conduct their own searches. There is an engrossment fee of £120 payable by the purchaser upon completion.

### **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.



## **GROUND FLOOR ENTRANCE HALL**

2.90m x 1.86m (9' 6" x 6' 1")

A partly glazed UPVC door with storm porch over leads from the front of the property into the apartment's own entrance hall with staircase leading to the first floor landing. Spaces and plumbing for a washing machine and tumble dryer, radiator, electric meter, quarry tiled floor and a window to the front.

## **FIRST FLOOR LANDING**

Radiator, exposed pine floorboards, loft hatch, window to the side and doors to all rooms.

## **KITCHEN**

1.92m x 1.86m (6' 4" x 6' 1")

Range of base and wall units with laminate worktops incorporating a sink unit, tiled splashbacks. Cooker space, worktop with space for a fridge freezer, built-in shelved cupboard. Vinyl flooring and a window to the front with obscured glass.

## **SITTING/DINING ROOM**

4.26m x 3.04m (14' 0" x 10' 0") at widest points.

Exposed pine floorboards, radiator, cupboard housing the gas-fired central heating boiler and a window to the front.

## **BEDROOM 1**

3.60m x 3.16m (11' 10" x 10' 4")

Exposed pine floorboards, radiator and window to the rear.

## **BEDROOM 2**

2.58m x 2.42m (8' 6" x 7' 11")

Exposed pine floorboards, radiator and window to the rear.

## **BATHROOM**

2.57m x 1.52m (8' 5" x 5' 0")

A white suite comprising a panelled bath with a shower mixer tap, wall mounted wash basin, WC. Tiled splashbacks, exposed pine floorboards, radiator and a window to the rear with obscured glass.

## **OUTSIDE**

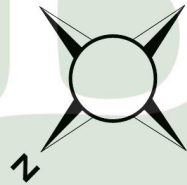
A concrete walkway leads to the entrance door with storm porch over. The gardens are to the side of the building (the gardens immediately to the front and rear belong to the ground floor apartment) and on street parking is available close by. The front garden is lawned with low fencing to the boundaries and shrub borders. The rear garden has been paved for ease of maintenance and has the benefit of a small brick built outbuilding.

## First Floor

Approx. 45.8 sq. metres (493.5 sq. feet)

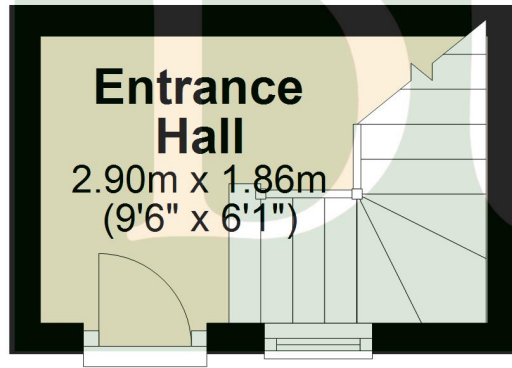
## Ground Floor

Approx. 5.4 sq. metres (58.1 sq. feet)



### Entrance Hall

2.90m x 1.86m  
(9'6" x 6'1")



### Bedroom 1

3.60m x 3.16m  
(11'10" x 10'4")

### Bedroom 2

2.58m x 2.42m  
(8'6" x 7'11")

### Landing

### Kitchen

1.92m x 1.86m  
(6'4" x 6'1")

### Sitting/ Dining Room

4.26m x 3.04m  
(14' x 10')

Total area: approx. 51.2 sq. metres (551.5 sq. feet)

## DIRECTIONS

From Belton Duffey's office in Wells-next-the-Sea, turn left into Staithe Street and continue to the end. At the T-junction, turn left into Station Road, pass the Post Office and turn left into Standard Road. Take the first right into Northfield Lane and, after approximately 200 yards, turn left into Northfield Way. Number 8a is located further up on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

## OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band C.

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

## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





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