



**8a Northfield Waye, Wells-next-the-Sea**  
**£895 per calendar month**

**BELTON DUFFEY**



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

A recently refurbished two bedroom first floor apartment in a popular location within walking distance of the town centre.

## **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 has been refurbished throughout and the accommodation briefly comprises: 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.

## **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, Staith 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, fitted carpet, loft hatch, window to the side and doors to all rooms.

## **KITCHEN**

1.92m x 1.86m (6' 4" x 6' 1") A range of brand new wall base and wall units with wooden worktops incorporating a sink unit, tiled splashbacks. Built in 4 ring electric hob with extractor over, fan assisted oven under, worktop with space for a fridge freezer.



## **SITTING/DINING ROOM**

4.26m x 3.04m (14' 0" x 10' 0") at widest points. Fitted carpet, 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") Fitted carpet, radiator and window to the rear.

## **BEDROOM 2**

2.58m x 2.42m (8' 6" x 7' 11") Fitted carpet, 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 an electric shower over, pedestal wash basin, WC. Tiled splashbacks, wood effect laminate flooring, chrome ladder style 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.

## **ADDITIONAL INFORMATION**

1) The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are waiting for any further information from you.

2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).

3) Right to rent - Before you can rent in England, you need to prove your right to rent to your landlord. Get a share code to prove your right to rent online, please visit -

right-to-rent.service.gov

<https://right-to-rent.service.gov.uk/rtr-prove/id-question>

4) Deposit - £895.00. (Capped at no more than 5 weeks' rent).

5) To be let unfurnished.

6) Sorry no pets.

## **DIRECTIONS**

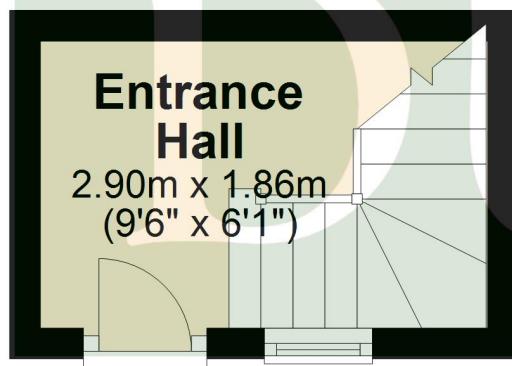
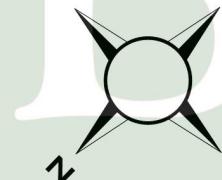
From Belton Duffey's office in Wells-next-the-Sea, turn left into Staithe Street and continue to the end. At the T-junction, turn left into Station Road, pass the Post Office and turn left into Standard Road. Take the first right into Northfield Lane and, after approximately 200 yards, turn left into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

## First Floor

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

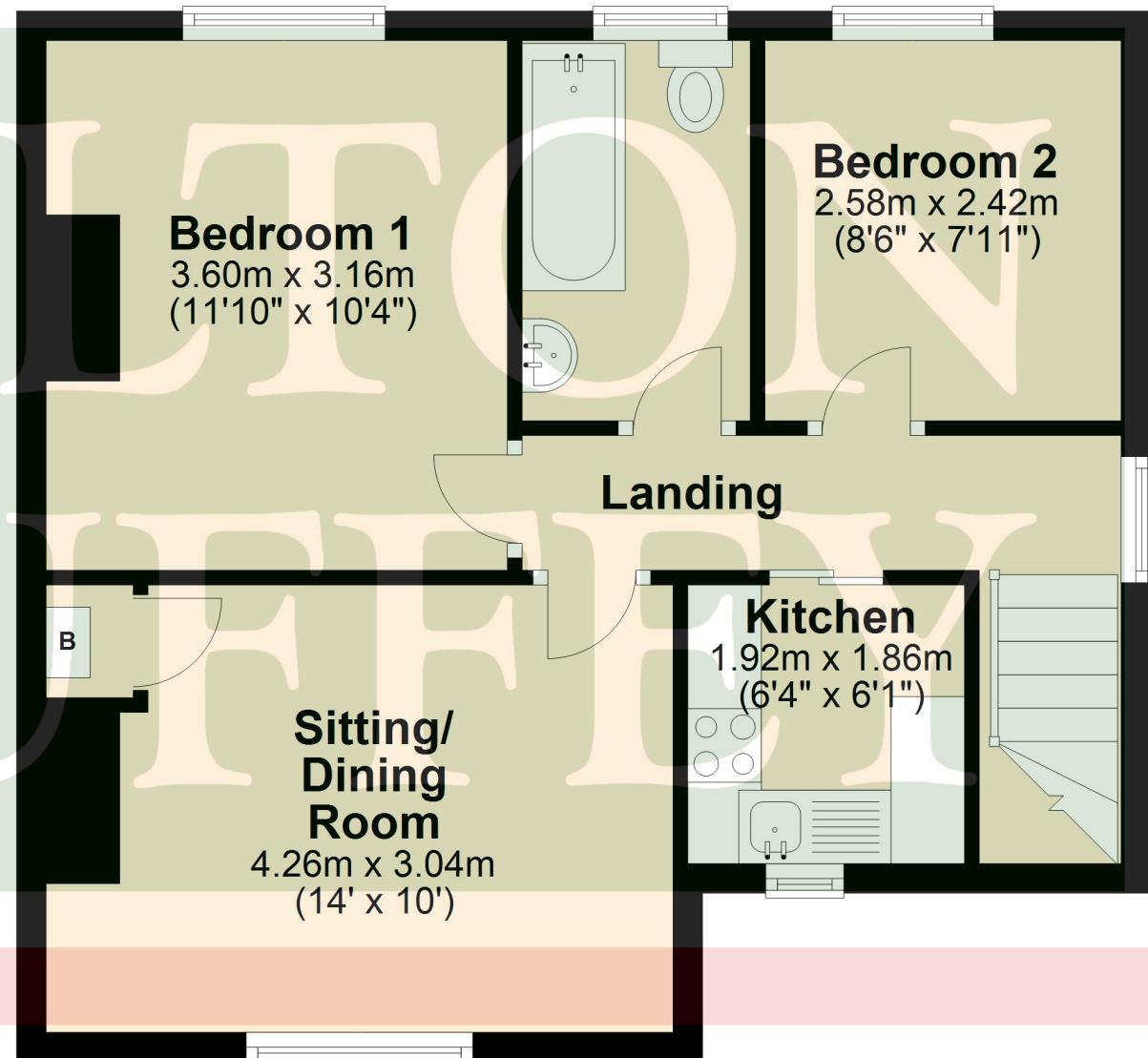
## Ground Floor

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



### Entrance Hall

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



**Sitting/  
Dining  
Room**  
4.26m x 3.04m  
(14' x 10')

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

## Landing

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

## 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.

## VIEWING

Strictly by appointment with the agent.





## BELTON DUFFEY

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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.



[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.

