



**11 Eagles Court, Wells-next-the-Sea**  
**Guide Price £180,000**

**BELTON DUFFEY**





# 11 EAGLES COURT, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1DU

A spacious 2 bedroom leasehold first floor apartment in very central Wells-next-the-Sea location offered for sale with no onward chain.

## DESCRIPTION

Very centrally located within easy walking distance of shops, restaurants and the quay, this spacious and well appointed first floor apartment is offered for sale with vacant possession and no onward chain.

The accommodation includes entrance hallway with 2 large cupboards, sitting room, fitted kitchen, 2 bedrooms, bathroom and a ground floor brick built secure shed. Other features include gas-fired radiator central heating, double glazing and informal residents parking which is allocated on a first come basis.

The apartment is being offered for sale leasehold on a 125 year lease from 2002 with a monthly service charge payable of £20 and an annual ground rent of £10.. Please note that there is a Section 157 covenant on this property restricting buyers to those who have lived and/or worked in Norfolk for the past 3 years.

## 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. 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.





## **STAIRCASE**

Number 11 is accessed from the communal parking area via a staircase leading up to a landing area with courtesy lighting and a twin light panelled door leading into:

## **ENTRANCE HALL**

Large walk-in storage cupboard, additional cupboard housing the wall mounted gas-fired boiler providing domestic hot water and central heating. Access to loft space, laminate oak flooring, radiator.

## **LIVING ROOM**

5.65m x 3.00m (18' 6" x 9' 10")

A bright and spacious room with double glazed dormer window overlooking outside common areas, parquet wood flooring, 2 radiators.

## **KITCHEN**

3.50m x 1.80m (11' 6" x 5' 11")

Velux window, range of floor standing storage units, extensive woodblock effect worksurfaces with inset stainless steel sink unit, attractive splashback tiling. Fitted oven, 4 ring hob, space and plumbing for washing machine, recess for fridge freezer, laminate oak flooring, radiator.

## **BEDROOM 1**

3.65m x 3.00m (12' 0" x 9' 10")

Double glazed dormer window overlooking Newgate Lane, radiator, laminate oak flooring.

## **BEDROOM 2**

4.50m x 1.85m (14' 9" x 6' 1")

Velux window, laminate oak flooring, radiator.

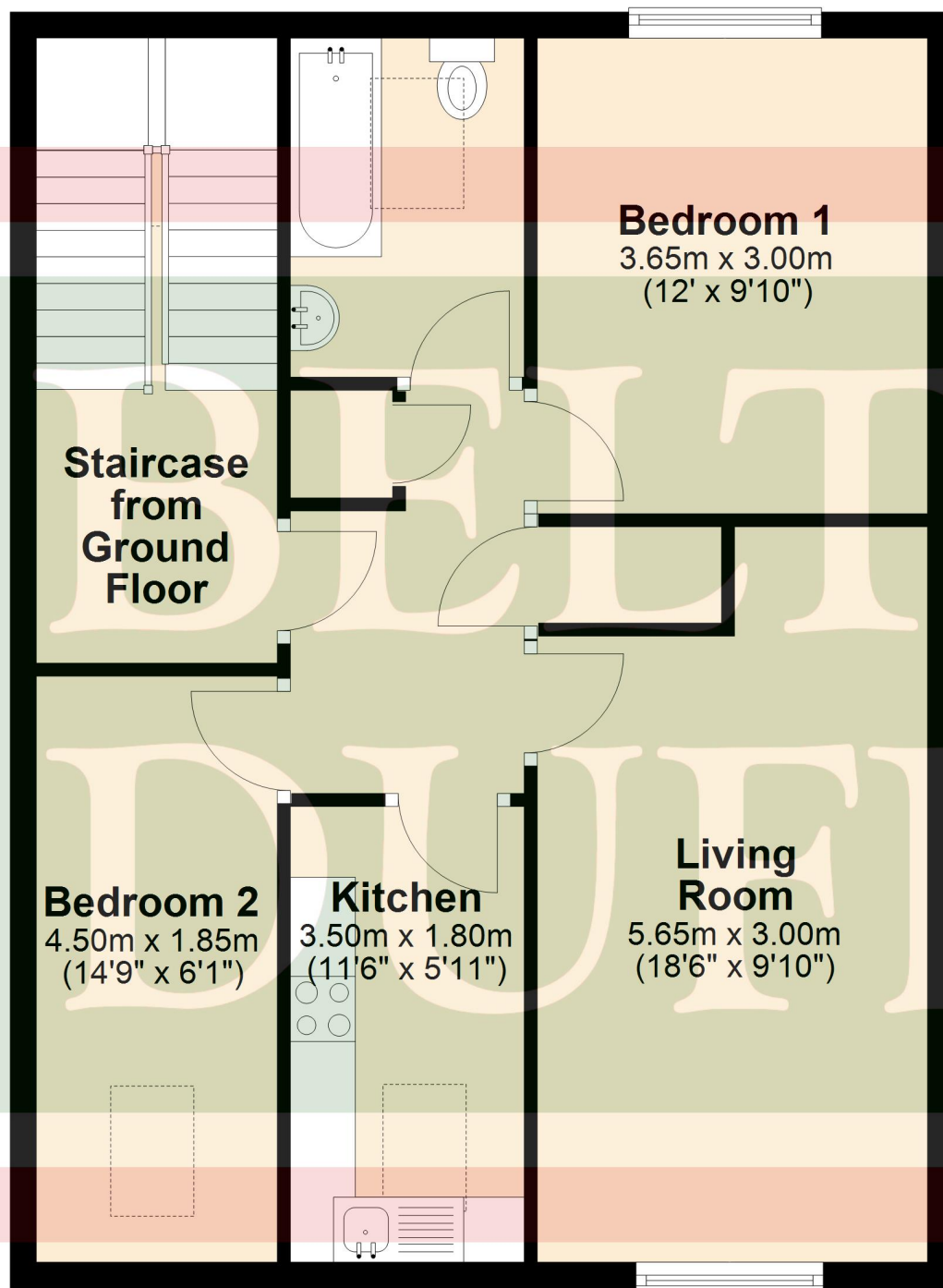
## **BATHROOM**

2.60m x 1.80m (8' 6" x 5' 11")

Velux window, white suite comprising a panelled bath, pedestal wash hand basin and WC. Laminate flooring, radiator.

## **OUTSIDE**

Landscaped common areas including herringbone block paved parking area which provides parking for residents on an informal first come basis. Private secure brick built storage shed.



### First Floor

Approx. 64.4 sq. metres (693.0 sq. feet)

Total area: approx. 64.4 sq. metres (693.0 sq. feet)



## **DIRECTIONS**

Eagles Court can be accessed on foot from Staithe Street, virtually opposite Belton Duffey's office, or from the top of Newgate Lane by car.

## **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 Leasehold.

## **VIEWING**

Strictly by appointment with the agent.





## 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)

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