



61a Staithe Street, Wells-next-the-Sea
Guide Price £275,000



61A STAITHE STREET, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1AN

A well appointed leasehold first floor apartment in a central location with unusual benefit of garage, parking, private courtyard and 2 storage barns. No onward chain.

DESCRIPTION

Centrally situated within Wells-next-the-Sea above commercial premises on Staithe Street and moments from the Quay, this well appointed Grade II Listed apartment presents a unusual opportunity as it benefits from a private and secure courtyard which includes 2 large storage barns, a detached garage and additional parking in tandem.

The well laid out accommodation includes a private entrance with staircase rising to the accommodation level with a fitted kitchen/dining room, lobby with utility cupboard, shower room, living room and a double bedroom with fitted wardrobes. Other noteworthy features include exposed pine floorboards, double glazing and gas-fired central heating to radiators.

The courtyard provides private outdoor space which is secluded and could be used for seating/barbecues etc and the storage barns offer studio/workshop conversion potential (subject to the necessary consents). The large brick built and tiled garage also has a parking space to the front.

Offered with no onward chain, 61a Staithe Street is being sold leasehold on a 189 year lease from June 1988 on a peppercorn rent and a 50% contribution towards buildings insurance. The property can be used as permanent home or second home but cannot be a long term rental or holiday lettings business - please ask Belton Duffey for more information.

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 LOBBY

A panelled door with a fanlight window leads from the rear of the property into the entrance lobby with staircase rising to first floor.

KITCHEN/DINING ROOM

4.07m x 2.88m (13' 4" x 9' 5")

Double glazed window to rear, contemporary gloss white range of base cupboards with worktops over incorporating a double bowl stainless steel sink unit with mixer tap, attractive complimentary tiling. Integrated oven and ceramic hob, integrated dishwasher, fitted shelving, radiator, ceiling recessed downlighters, tile effect vinyl flooring. Room for a small table and chairs, door to living room and an opening to:

INNER LOBBY

Access to loft space and doors to the utility cupboard, bedroom and shower room.

UTILITY CUPBOARD

Spaces and plumbing for a washing machine, fridge and worktop freezer, ceiling recessed downlighters.

SHOWER ROOM

2.82m x 2.63m (9' 3" x 8' 8") at widest points.

Double glazed window to rear with obscured glass. Fully tiled shower cubicle, wall mounted wash basin, WC. Radiator, tile effect vinyl flooring, ceiling recessed downlighters, cupboard housing the gas-fired boiler.

LIVING ROOM

4.30m x 2.72m (14' 1" x 8' 11")

Double glazed window overlooking Staithe Street, exposed pine floorboards, fitted shelving, radiator, ceiling recessed downlighters.

BEDROOM

4.00m x 2.72m (13' 1" x 8' 11")

Double glazed window overlooking Staithe Street, range of fitted wardrobe cupboards with sliding mirrored doors, exposed pine floorboards, radiator.

OUTSIDE

Unusually for an apartment, 61a benefits from useful external space including a secure dual access gated courtyard which has been brickweaved for ease of maintenance with access to 2 large storage barns, (Barn 1 - 3.37m x 2.91m and Barn 2 - 2.86m x 1.80m).

Garage
5.50m x 3.35m
(18'1" x 11')

Ground Floor
Approx. 2.5 sq. metres (27.3 sq. feet)



First Floor
Approx. 45.9 sq. metres (494.1 sq. feet)

Barn 1
3.37m x 2.91m
(11'1" x 9'7")

Barn 2
2.86m x 1.80m
(9'5" x 5'11")

Bedroom
4.00m x 2.72m
(13'1" x 8'11")

Utility

Kitchen/Dining Room
4.07m x 2.88m
(13'4" x 9'5")

Living Room
4.30m x 2.72m
(14'1" x 8'11")

Total area: approx. 48.4 sq. metres (521.4 sq. feet)

GARAGE

5.50m x 3.35m (18' 1" x 11' 0")

A large detached single garage with twin wooden doors and pitched roof with eaves storage space. Parking for a car in front.

DIRECTIONS

On foot from Belton Duffey's Wells-next-the-Sea office, head north down Staithe Street towards the Quay for approximately 100 yards where you will see the apartment on the left-hand side. Access is to the rear of the building.

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 A.

TENURE

This property is for sale Leasehold.

VIEWING

Strictly by appointment with the agent.





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