



9 Northfield Lane, Wells-next-the-Sea
Guide Price £150,000

BELTON DUFFEY



9 NORTHFIELD LANE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1LQ

Requiring refurbishment, a 1 bedroom ground floor apartment with good sized gardens situated within walking distance of the town centre. No onward chain.

DESCRIPTION

9 Northfield Lane is a ground 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 an entrance hall, kitchen, sitting/dining room, a double bedroom and bathroom. There is gas-fired central heating installed with UPVC windows and entrance door and good sized gardens to the front and rear with a small outbuilding.

9 Northfield Lane is being offered for sale leasehold with a share of the freehold and would make an ideal compact home close to amenities, buy to let investment or as a second home.

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 (£38.82 for 2024/25 of which number 9 is liable for a half share) 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.



ENTRANCE HALL

3.96m x 0.93m (13' 0" x 3' 1")

A partly glazed UPVC door with a storm porch over leads from the side of the property into the entrance hall with exposed floorboards, radiator and a deep cupboard housing the electric meter.

KITCHEN

2.61m x 2.20m (8' 7" x 7' 3")

A range of base and wall units with laminate worktops incorporating a stainless steel sink with chrome pillar taps, tiled splashbacks. Spaces and plumbing for white goods, window overlooking the rear garden and a door leading into:

PANTRY/BOILER CUPBOARD

1.67m x 0.74m (5' 6" x 2' 5")

Worcester gas-fired boiler, window to the side with obscured glass.

SITTING/DINING ROOM

4.24m x 3.72m (13' 11" x 12' 2") at widest points.

Exposed floorboards, radiator, TV and telephone points, shelved airing cupboard with a radiator. Wide window to the front.

DOUBLE BEDROOM

3.67m x 3.22m (12' 0" x 10' 7")

Exposed floorboards, radiator and a window overlooking the rear garden.

BATHROOM

1.85m x 1.70m (6' 1" x 5' 7")

Panelled bath with an electric shower over, pedestal wash basin and WC. Tiled splashbacks, radiator, extractor fan and a window to the side with obscured glass.

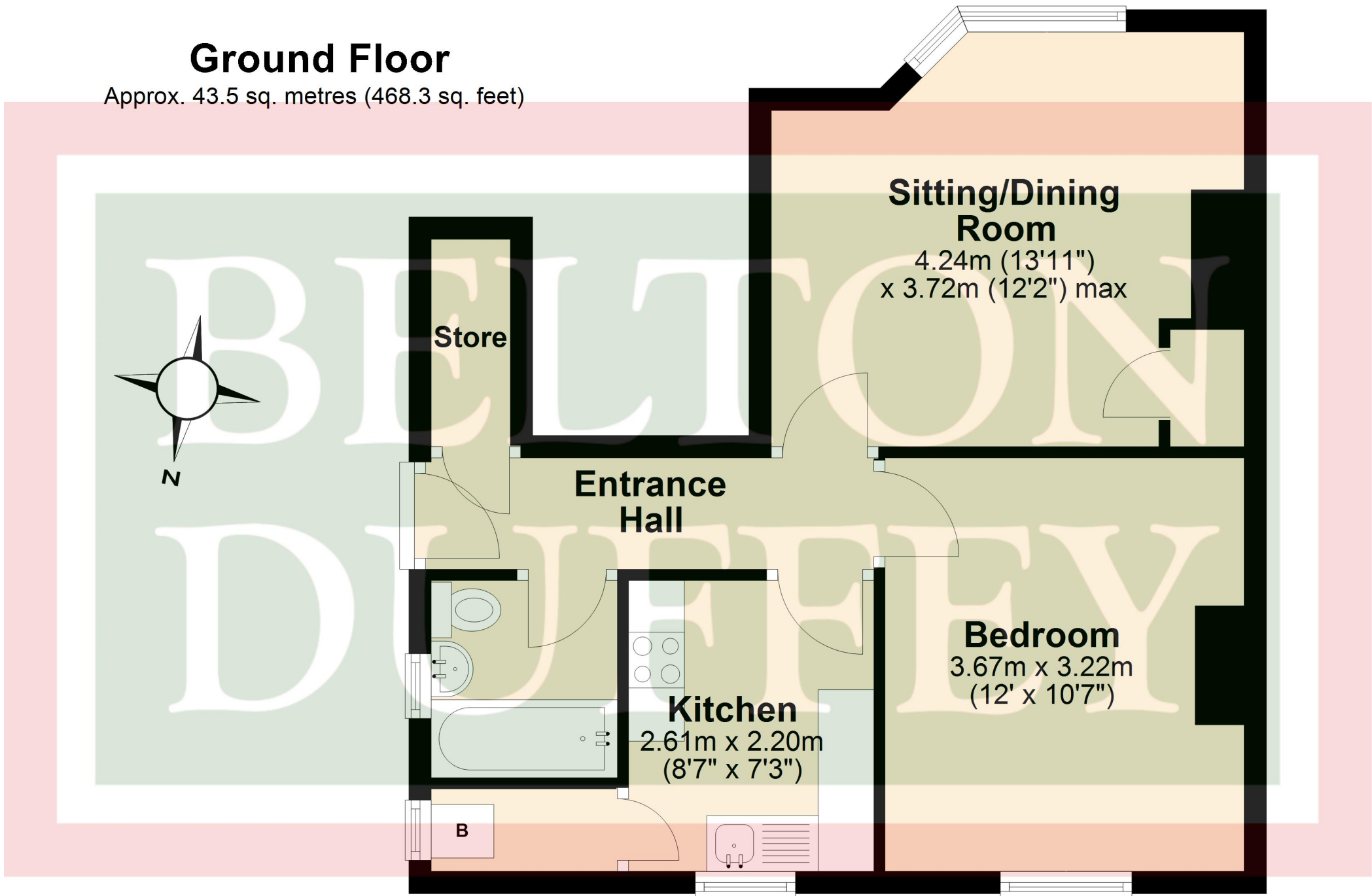
OUTSIDE

A step to the side of the building leads to the entrance door with a storm porch over. The gardens are directly in front and behind the property (the garden to the side belongs to the 1st floor apartment above) with on street parking available close by.

The front garden is lawned with a hedge to the front boundary and the good sized rear garden has a small brick built outbuilding and fenced boundaries.

Ground Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



Total area: approx. 43.5 sq. metres (468.3 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 the property is located approximately half way down on the left-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 Leasehold Share of Freehold.

VIEWING

Strictly by appointment with the agent.





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