



**14 Mill Road, Wells-next-the-Sea**  
**£375,000**

**BELTON DUFFEY**



## 14 MILL ROAD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1HB

A 1921 built semi-detached home of character requiring general modernisation occupying a generous mature plot in prime central Wells-next-the-Sea location.

### DESCRIPTION

An older style semi-detached property of character requiring general modernisation situated in the heart of Wells-next-the-Sea within walking distance of all amenities and the quay.

The generous accommodation includes three bedrooms, bathroom, separate WC, entrance hall, two reception rooms, kitchen, rear lobby and outside WC. There is a mature plot with brick outbuilding and potential for off road parking, subject to necessary consents. Other features include gas central heating and double glazing.

Offered for sale with no onward chain your early inspection is recommended to avoid missing this rarely available opportunity.



## **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.

## **AGENTS NOTE**

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. 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 £150 payable by the purchaser upon completion.

Flagship have requested a Regulated Drainage & Water Search and a Regulated Local Authority Search, the cost of which the Buyer will be responsible for on completion. A clause to this effect will be included in the sales contract.

We are unable to guarantee that the search results will be available prior to a sale being agreed but will provide the search report once this is available. We cannot be liable for any adverse results which may be revealed when the search is produced and the buyer must rely on their own searches, survey and inspection.

On completion the Buyer shall be required to reimburse the Seller the cost of the searches totalling £130.00.

Any prospective buyer interested in adding additional units, subdividing the garden, or altering the property's use will be required to obtain a release of covenant from Flagship Ltd, along with the necessary permissions.

## **ENTRANCE HALL**

UPVC front door with twin leaded light inserts, staircase to first floor, radiator, wall mounted thermostat, doors to;

## **PANTRY**

2.00m x 0.90m (6' 7" x 2' 11") A shelved pantry with window to rear.

## **DINING ROOM**

3.63m x 3.02m (11' 11" x 9' 11") Windows to front and side, radiator, fitted shelving.





## **SITTING ROOM**

3.94m x 3.67m (12' 11" x 12' 0") Window to front, feature tiled fireplace with raised tiled hearth, radiator, built-in cupboard with shelving over.

## **KITCHEN**

3.15m x 3.10m (10' 4" x 10' 2") Window to rear, door to rear lobby, range of floor and wall mounted storage units in light oak finish, worksurfaces incorporating single drainer sink unit with swivel mixer tap, complementary tiling, plumbing and space for automatic washing machine, gas cooker point and recess, wall mounted gas fired combination boiler, large storage cupboard, radiator.

## **REAR LOBBY**

1.88m x 1.07m (6' 2" x 3' 6") Door to rear garden, under stairs storage recess.

## **FIRST FLOOR LANDING**

Window to rear, radiator, access to loft space, doors to;

## **BEDROOM 1**

3.85m x 3.60m (12' 8" x 11' 10") Window to front, radiator, storage cupboard, picture rail.

## **BEDROOM 2**

3.60m x 3.10m (11' 10" x 10' 2") Window to side, radiator.

## **BEDROOM 3**

3.2m x 2.01m (10' 6" x 6' 7") Window to rear, radiator, picture rail.

## **BATHROOM**

Window to side, suite comprising panelled bath, fully tiled shower cubicle and pedestal wash basin, full height tiling, radiator.

## **SEPARATE WC**

Window to side, WC.

## **OUTSIDE**

The property enjoys generous mature gardens including a large lawned area to the front with well stocked shrub borders, all behind a brick and flint retaining wall. This area provides scope for off road parking, subject to the necessary consents.

To the rear there is a concrete patio and large lawned area requiring general cultivation, two timber garden sheds, brick built store, secure fencing to boundaries.

## **OUTSIDE WC**

Window to side, WC.

## **DIRECTIONS**

From Belton Duffey's Wells-next-the-Sea office, head to the south end of Staithe Street and turn right in to Station Road. Continue along Station Road which becomes Mill Road and number 14 can be found on the right, identified 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 B.

## **TENURE**

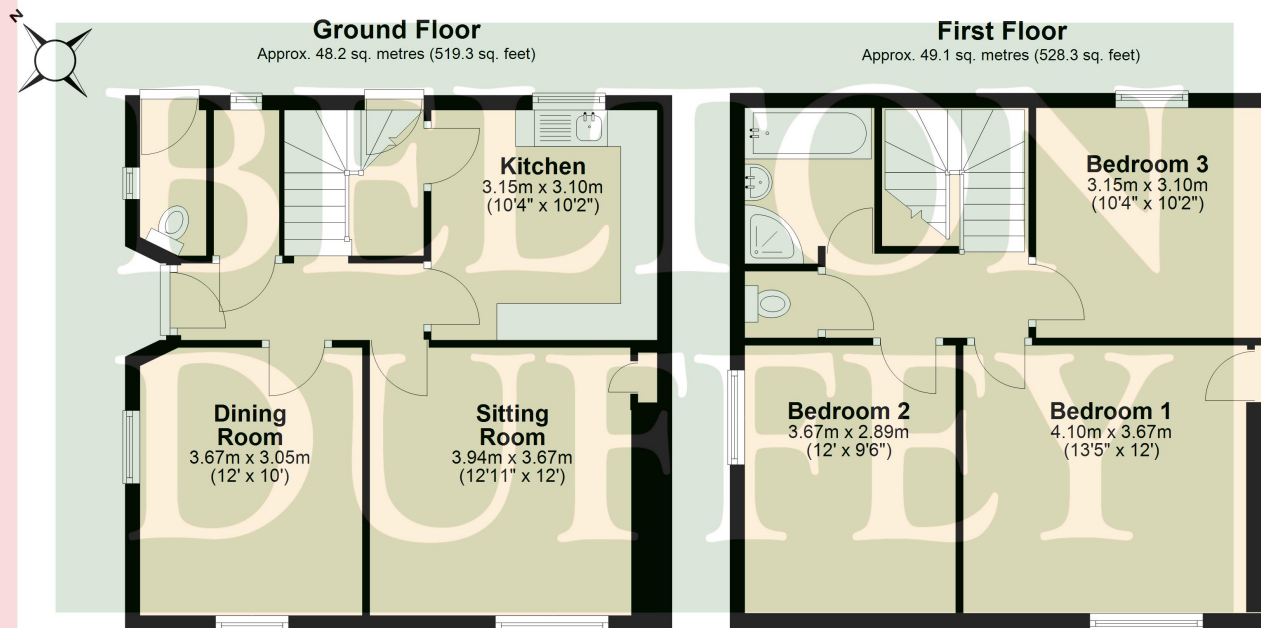
This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.







Total area: approx. 97.3 sq. metres (1047.6 sq. feet)





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