



17a Staithe Street, Wells-next-the-Sea
Guide Price £225,000

BELTON DUFFEY

17A STAITHE STREET, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1AG

A superb long leasehold first floor apartment in a central location with 2 bedroom accommodation and a west facing walled garden with a garden studio building. No chain.

DESCRIPTION

Centrally situated within Wells-next-the-Sea above commercial premises on Staithe Street and moments from the Quay, this well appointed period apartment has well presented accommodation including an entrance lobby, kitchen, sitting/dining room, 2 bedrooms and a bathroom. Other noteworthy features include high ceilings, arched sash windows with fitted shutters, 4 panel internal doors, moulded ceiling cornices and gas-fired central heating to radiators.

The west facing courtyard provides private outdoor space which is secluded and could be used for seating/barbecues etc and has the useful addition of a timber garden studio building with power and internet connection.

Offered with no onward chain, 17a Staithe Street is being sold leasehold with approximately 150 years remaining on the lease with a modest yearly rental payable (currently £25) and a 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

2.14m x 0.95m (7' 0" x 3' 1")

Accessed via a metal staircase from the courtyard garden leading to a composite door to the entrance lobby. Space for coat hooks and shoe storage, radiator, wood strip effect vinyl flooring, doors to the bathroom and sitting/dining room.

SITTING/DINING ROOM

4.27m x 4.25m (14' 0" x 13' 11")

A most characterful room brimming with period detail and feature arched multi-paned sash window to front with fitted shutters, fireplace recess with cast iron solid fuel burner, built-in storage cabinets with display shelving over, radiator. Doors to kitchen/breakfast room and inner hallway.

KITCHEN/BREAKFAST ROOM

3.20m x 2.23m (10' 6" x 7' 4")

Multi-paned sash window to rear, range of storage units in attractive contemporary finish, extensive Sensa maintenance-free granite worksurfaces with inset single drainer sink unit, breakfast bar, fitted oven with 2 ring hob over, integrated fridge/freezer and washing machine. Concealed wall mounted gas-fired combination boiler, shelved pantry cupboard, wood strip effect vinyl flooring, radiator and loft hatch.



INNER HALLWAY

3.66m x 0.99m (12' 0" x 3' 3")

Radiator, deep shelved storage cupboard and doors to the 2 bedrooms.

BEDROOM 1

5.30m x 3.75m (17' 5" x 12' 4") into wardrobe.

Feature arched multi-paned sash window to front with fitted shutters, excellent range of fitted wardrobe cupboards with smoked glass sliding doors, radiator.

BEDROOM 2/DINING ROOM

3.67m x 3.01m (12' 0" x 9' 11") into cupboard.

Feature arched multi-paned sash window to front with fitted shutters, fitted shelving to one wall with smoked glass sliding doors, radiator.

BATHROOM

2.14m x 2.13m (7' 0" x 7' 0")

Multi-paned sash window to rear with obscured glass, free standing roll top and clawfoot bath with mixer tap shower attachment, pedestal wash hand basin, WC. Half height complimentary tiling, radiator, wood strip effect vinyl flooring, ceiling recessed downlighters and extractor fan.

OUTSIDE

17a Staithe Street benefits from an attractive enclosed and walled courtyard garden which enjoys a high degree of privacy and seclusion. The courtyard is hard landscaped with stone chip ground covering, outside lighting and access to the garden studio building.

Please note that, as is common with period properties in the town, the neighbours have a pedestrian right of way over the courtyard garden.

GARDEN STUDIO

2.28m x 1.69m (7' 6" x 5' 7")

Of timber and glazed construction, with power, light and internet connectivity.

DIRECTIONS

On foot from Belton Duffey's Wells-next-the-Sea office, head south up Staithe Street away from the Quay for approximately 100 yards where you will see the apartment on the right-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 D.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band A.

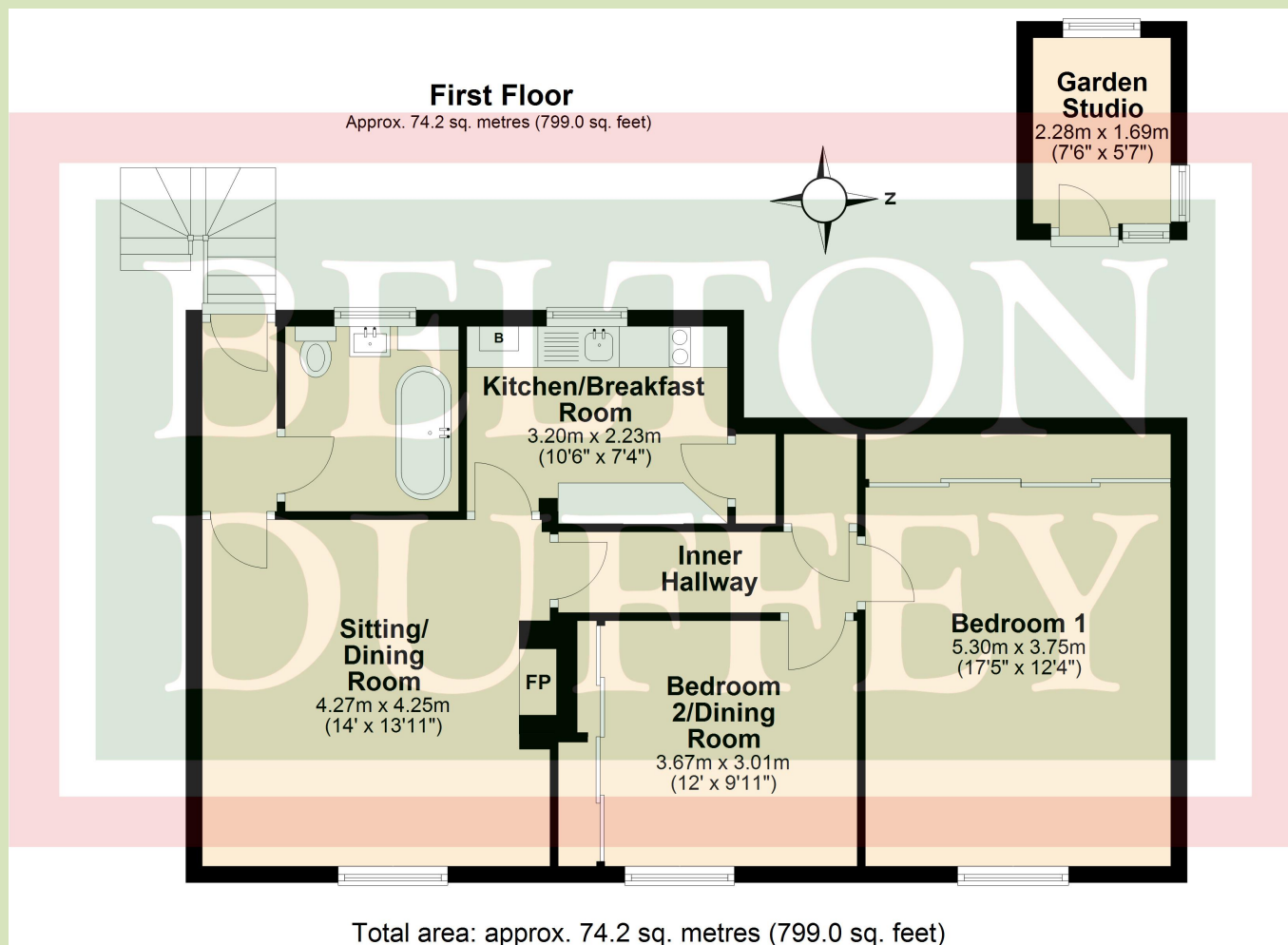
TENURE

This property is for sale Leasehold.

VIEWING

Strictly by appointment with the agent.







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