



62d Mill Road, Wells-next-the-Sea
Guide Price £225,000

BELTON DUFFEY

62D MILL ROAD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1DB

A beautifully presented ground floor apartment with parking and private garden in convenient Wells-next-the-Sea location. No chain.

DESCRIPTION

Pleasantly located within easy walking distance of the town centre and enjoying views over paddock land this spacious ground floor apartment offers well appointed and secure accommodation together with enclosed garden and private parking.

Accessed via a secure common entrance hallway the accommodation includes bright and airy living/dining room with southerly aspect, inner hall with storage cupboards, modern fitted kitchen, double bedroom and bathroom. Other noteworthy features include gas-fired radiator central heating and double glazing.

The apartment is being offered for sale with no onward chain and the furniture and furnishings are available by separate negotiation. Property of this size, specification and location are rarely available in Wells-next-the-Sea and your personal inspection is highly recommended to avoid disappointment.



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

This property is being sold leasehold on a 125 year lease from 1995 with a quarter share of the freehold management company, '62 Mill Road Limited'. Ground rent and service charges apply (currently £125 and £400 respectively).

ENTRANCE HALL

Secure front door to common hallway. Door to:

SITTING/DINING ROOM

4.97m x 3.91m (16' 4" x 12' 10")

A bright and spacious room with double glazed window to front and pleasant paddock views, feature flame effect electric fire , attractive engineered oak flooring, radiator, coved ceiling. Door to:

INNER HALLWAY

2 large storage cupboards, engineered oak flooring, radiator, coved ceiling. Doors to the kitchen, bedroom and bathroom.



KITCHEN

3.60m x 2.20m (11' 10" x 7' 3")

Double glazed window to rear, double glazed door to rear garden, excellent range of floor and wall mounted storage units in brilliant white, extensive granite effect worksurfaces incorporating stainless steel sink unit with swivel mixer tap.

Attractive complimentary tiling, 4 ring hob with extractor over, fitted oven, spaces and plumbing for a washing machine and fridge freezer, tile effect floor covering, radiator, coved ceiling.

BEDROOM

4.07m x 2.70m (13' 4" x 8' 10")

Double glazed window to rear, double built-in wardrobe cupboard, radiator, fitted cupboard, coved ceiling.

BATHROOM

Double glazed window to side, suite comprising panelled bath with shower over, pedestal wash basin and WC. Full height tiling, heated towel rail, tiled floor, coved ceiling.

OUTSIDE

A neat enclosed, partly walled and securely fenced garden area with patio and artificial lawn, garden tap and gated access to the parking area.

PARKING

1 allocated parking space immediately to the rear of the property.

DIRECTIONS

From the Belton Duffey office head to the top of Staithe Street and turn right into Station Road. Continue straight on into Mill Road, crossing the junction with Park Road and continue until reaching 62 Mill Road on the right, opposite paddocks on the other side of the road.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Band Rating C.

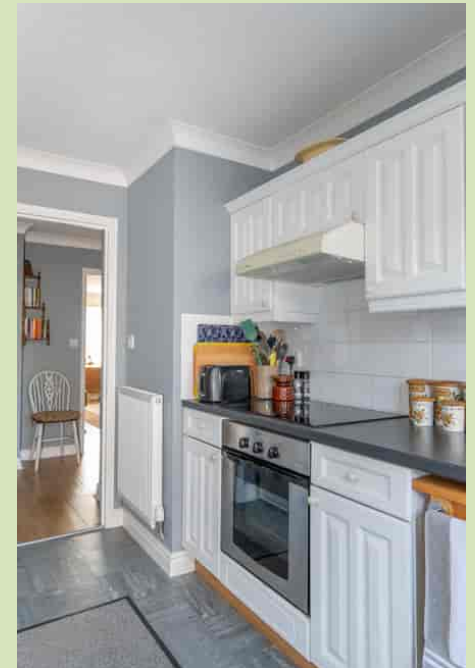
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band A

TENURE

This property is for sale Share of Freehold.

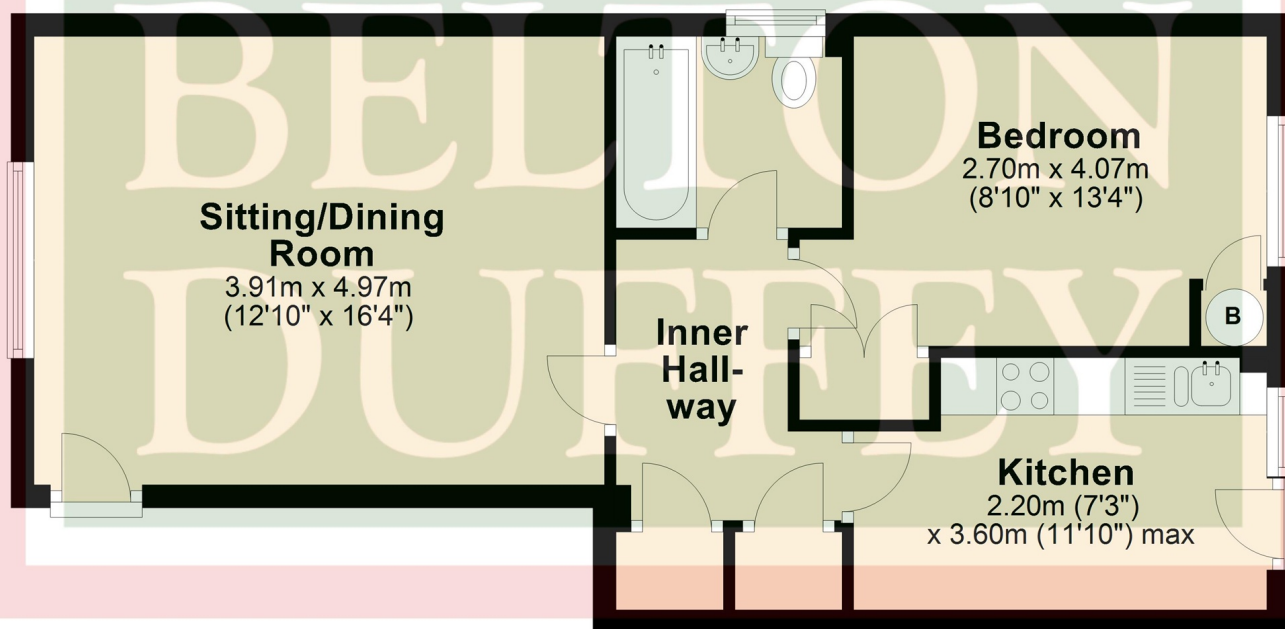
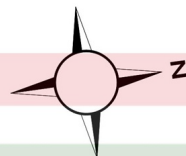
VIEWING

Strictly by appointment with the agent.



Ground Floor

Approx. 48.1 sq. metres (518.1 sq. feet)



Total area: approx. 48.1 sq. metres (518.1 sq. feet)





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