



**58 Ashburton Close, Wells-next-the-Sea**  
Guide Price £255,600

**BELTON  
DUFFEY**



## 58 Ashburton Close

Wells-next-the-Sea,  
Norfolk, NR23 1QG



*SHARED OWNERSHIP: A well presented modern mid terrace house with 2 bedrooms, 2 parking spaces and a low maintenance west facing rear garden.*

### DESCRIPTION

58 Ashburton Close is a modern but traditionally styled mid terrace house situated on the popular Staithe Place development on the outskirts of Wells-next-the-Sea. This is an opportunity to purchase 71% of the lease on a shared equity basis for £255,600 with no rent to pay on the unowned 29% share. Alternatively, a 100% share of the lease can be purchased with the right to acquire the freehold for no charge. Please ask Belton Duffey for more information.

There is well presented accommodation comprising a kitchen/dining room, sitting room and cloakroom with a landing leading to 2 bedrooms and a bathroom upstairs. The property also has the benefit of double glazed windows and doors and gas-fired central heating, with parking to the front for 2 cars and an attractive low maintenance west facing garden to the rear. All of this combine to make 58 Ashburton Close ideal for those buyers looking for a modern coastal home close to amenities but please note that the property cannot be used for holiday lettings.

### GROUND FLOOR

A partly glazed entrance door with a storm porch over and outside light leads from the front of property into the sitting room with the staircase leading up to the first floor landing. Doors lead to the cloakroom and the kitchen/dining room with a range of contemporary fitted base and wall units and space for a dining table and chairs.

### FIRST FLOOR

The first floor galleried landing has an airing cupboard and doors to the 2 bedrooms and the well appointed bathroom.



***what3words: ///sporting.helped.grandest***

*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

## **OUTSIDE**

Number 58 is set back from Ashburton Close behind a deep shrub bed with a paved walkway leading to the front entrance door with a storm porch over and outside light. A brickweave driveway provides parking for 2 vehicles.

A tall pedestrian gate leads from the side of the terrace and to the property's west facing rear garden. The garden has been attractively landscaped with a small paved terrace, neat lawn beyond with well stocked plant beds and a paved walkway leading to a large timber workshop/store with power and light. Outside tap and lighting.

## **SERVICES AND EPC RATING**

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

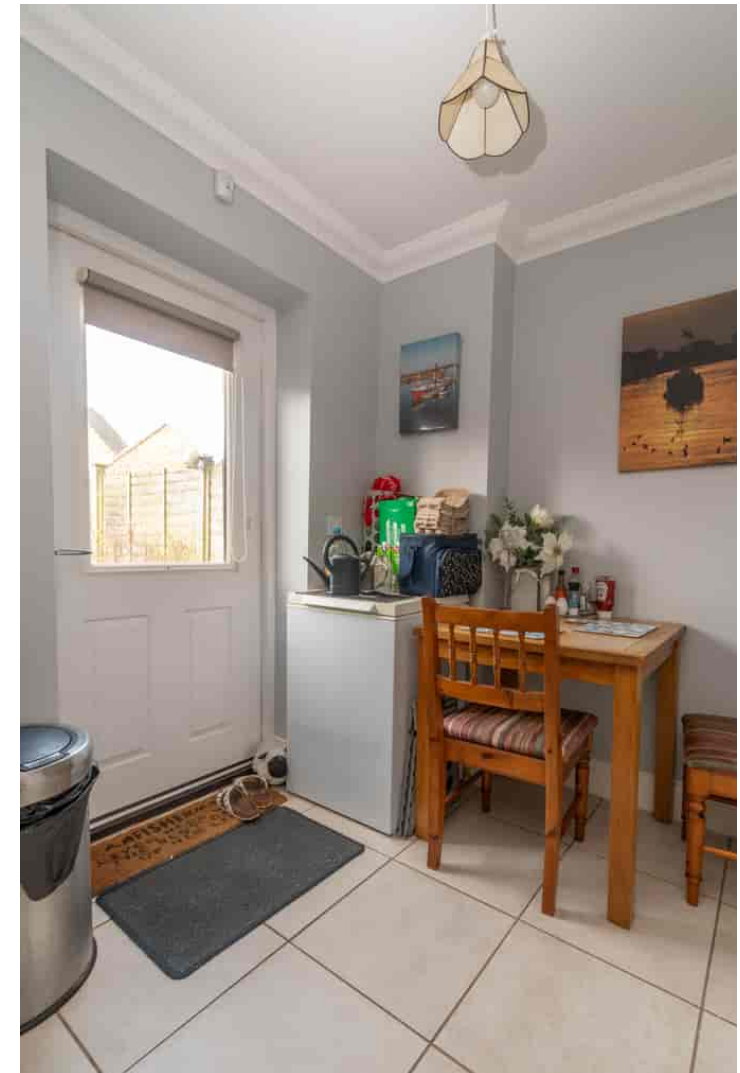
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band B.

## **TENURE**

This property is for sale Leasehold.

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## SITUATION

Wells-next-the-Sea has been a commercial and fishing port for nearly 600 years and still supports a thriving fishing fleet bringing in a catch of, predominantly, shellfish 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 extensive sandy beach is often ranked as one of the top 10 in the country by travel journals. Set against a backdrop of Corsican pinewoods, the stunning beach is home to the much publicised, iconic colourful beach huts, which are available to buy or can be rented 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 speciality food stores. For entertainment, the recently opened Wells Maltings offers live entertainment and exhibitions, whilst alongside the Quay, are all the usual popular traditional seaside attractions. 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 cottage hospital providing a range of accessible and integrated health and well-being services.





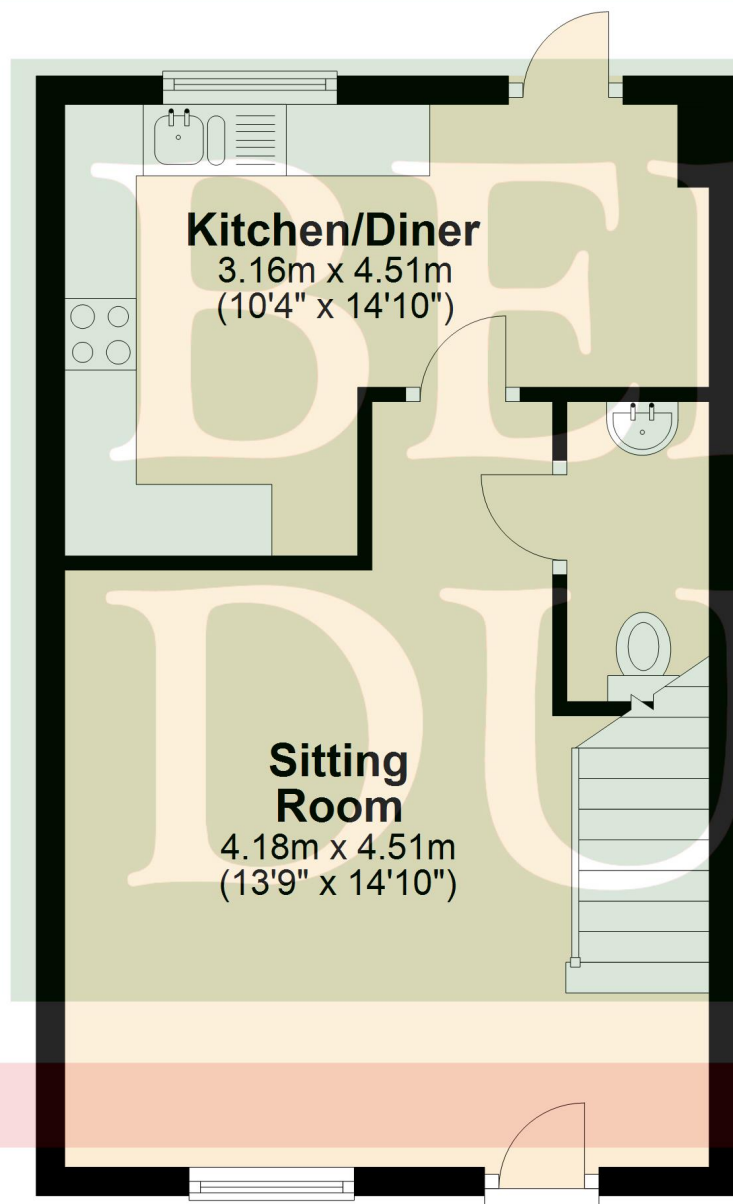






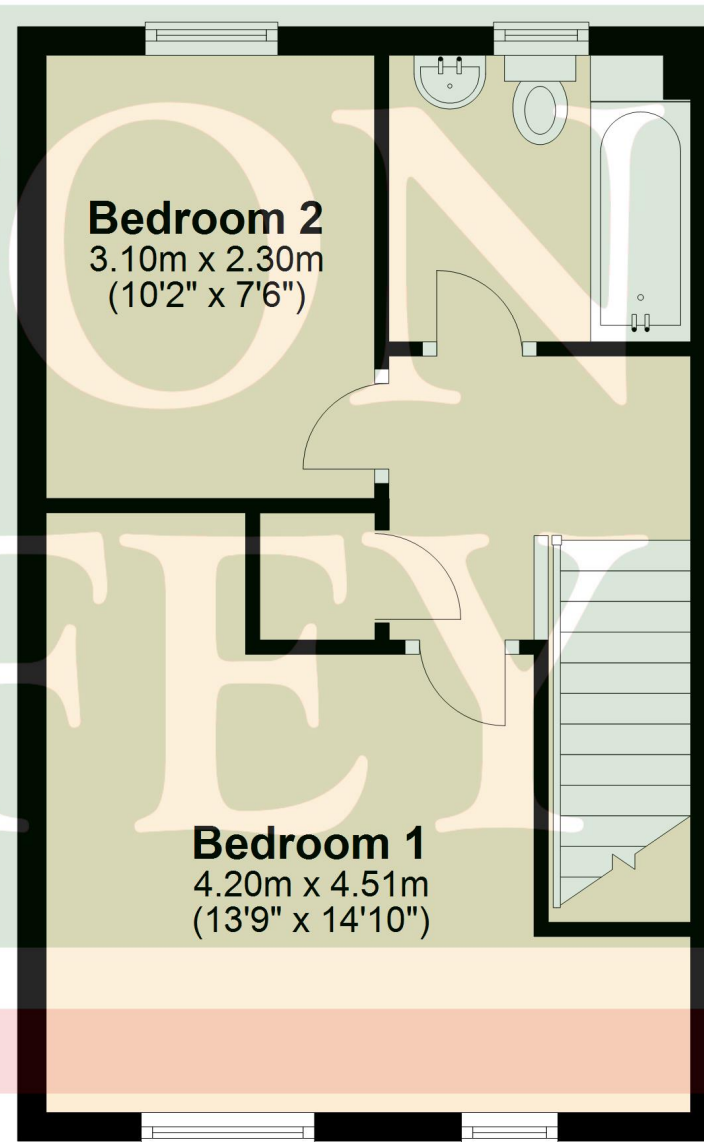
## Ground Floor

Approx. 33.6 sq. metres (361.2 sq. feet)



## First Floor

Approx. 33.4 sq. metres (359.3 sq. feet)



Total area: approx. 66.9 sq. metres (720.5 sq. feet)





**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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