



INTRODUCING

Church Views

Cromer, Norfolk

SOWERBYS

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INTRODUCING

Church Views

5B Cabbell Road, Cromer, Norfolk
NR27 9HU

Holiday Lets Permitted

Stunning Sea Views to Front and Back

Second Floor Apartment

Two Double Bedrooms

Two Luxurious Bathrooms

Excellent EPC Rating of B

Short Stroll to Beach and Town Centre

Private Balcony with Glorious Sea Views

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“Relax, unwind and enjoy those amazing coastal views...”

As part of an exclusive collection of apartments, fastidiously renovated in celebration of a characterful building showcasing prototypical Cromer architecture, this fine second floor home delivers wonderfully versatile yet luxurious accommodation and provides a peaceful and classy haven whilst remaining just a short stroll from the vibrant town centre and popular beach.

First impressions matter when returning home after a busy day, an elegant reception hall serviced by cutting edge video intercom ensures a luxurious welcome and an uplifting reminder of the architectural heritage in which these apartments reside.

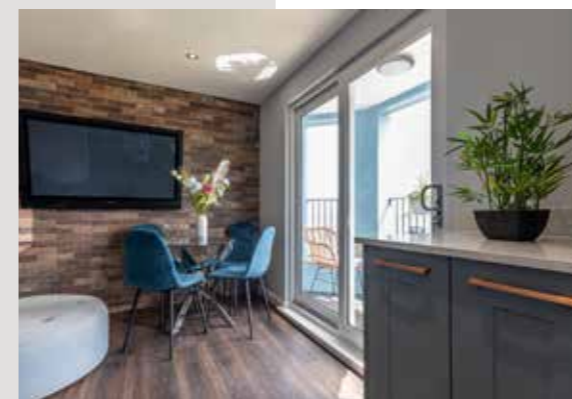


Arranged over 714 Sq.Ft, the delightfully bright accommodation showcases outstanding attention to detail and architectural flair insuring valuable flexibility and of course maximum enjoyment of the far reaching sea views.



“Doused in morning light as the sun rises over the sea and across the wooded horizon.”

A sociable principal reception provides a flexible lifestyle space and features a bespoke and well appointed kitchen, doused in morning light as the sun rises over the sea and across the wooded horizon – you’d be hard pushed to find a better spot for a morning coffee, be it sat at the quartz topped breakfast bar or out on the private balcony.

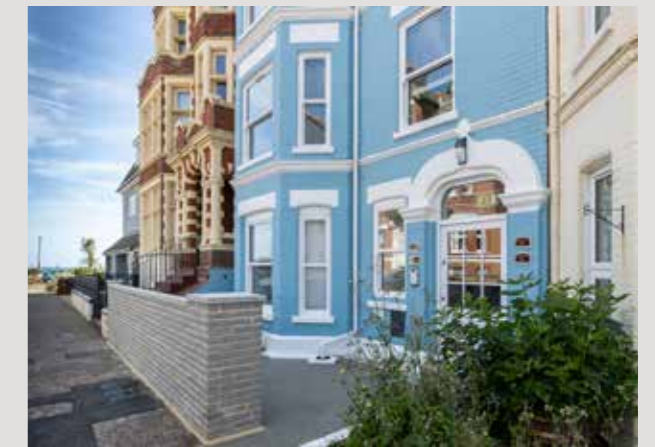


The impressive main bedroom boasts generous proportions with a splendid bay window adorned with double glazed sash windows, ushering reams of natural light and yet more sea views as the sun sets to the west. Floor to ceiling tiles envelope the luxurious shower room en-suite.



“A splendid bay window adorned with double glazed sash windows.”

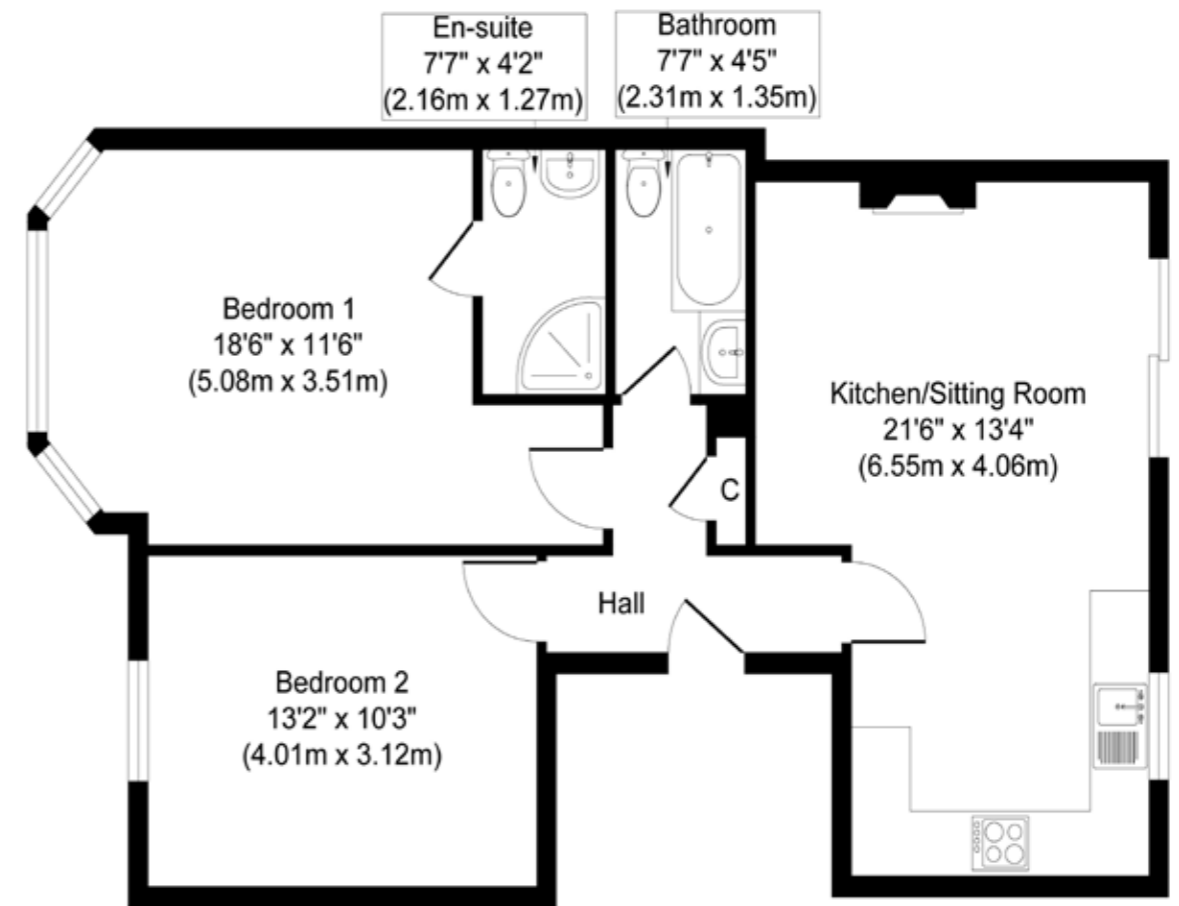
The guest bedroom brings yet more generous proportions but also valuable versatility to the home. Ample space for a king size bed and an equally luxurious family bathroom make for enviable guest accommodation whilst the peace and privacy found in the space lends itself to an excellent study, studio or hobby room.



Specification



- Stylish, living/kitchen space at the heart of this apartment, perfectly designed for socialising and entertaining.
- Tastefully chosen Shaker style kitchen, subtle sea tones with white Quartz worktops.
- High quality integrated Bosch appliances including oven and hob, fridge freezer, dishwasher, washing machine and wine cooler.
- Elegant, bathrooms fully tiled including heated towel rails.
- Luxurious carpets and LVT flooring supplied throughout.
- Electric wood burner style fireplace for cosy winters evenings.
- New Logic combi boiler with 7 year warranty and central heating system including beautiful column radiators and wireless thermostat control.
- Video entry door system supplied and fitted to main front door with full integration and control from within the apartment.
- New double glazed sealed windows, UPVC sliding doors and guttering / downpipes.
- Outside space, traditional balcony metal railings with breath-taking sea views.



Approximate Floor Area
714 sq. ft
(66.33 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS

Cromer

IN NORFOLK
IS THE PLACE TO CALL HOME



With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble

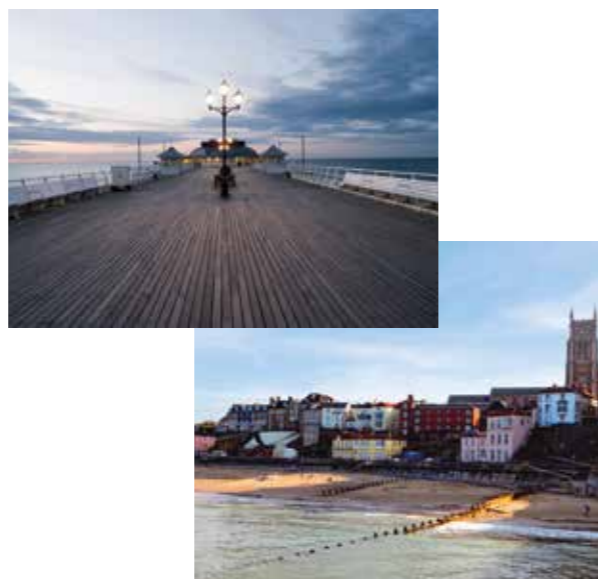
and sand beach, it's easy to see why Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast, and in recent years there has been a regular flow of relocaters from the capital and home counties looking for a life by the sea.

This, in turn, has triggered an 'on the up' momentum for the area and seen fabulous start-up businesses breathe new life into the streets surrounding the town centre. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town's fishermen and simply

served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.

With a good selection of schools including independent Beeston Hall School at nearby West Runton, it's easy to see the appeal of this gorgeously gentrified town for young families as a place to put down roots. Come discover if it's the place for you too...



Note from the Vendor



Cromer beach and pier located just a few minutes' walk away.

“Enjoy strolls along the pier or beach, shop in the vibrant town or grab a bite to eat in one of the many restaurants.”

THE VALUER



SERVICES CONNECTED

Mains water, electricity, drainage and gas central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

B.Ref:-6908-1492-7002-1494-9406

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

1/4 share of freehold.

AGENT'S NOTE

For annual service charges please speak to a member of the Holt branch.

SOWERBYS



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