



THE STORY OF

7 Arbor Hill

Cromer, Norfolk

SOWERBYS



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Cromer, Norfolk
NR27 9DN

Exceptional Location

Prime Residential Area

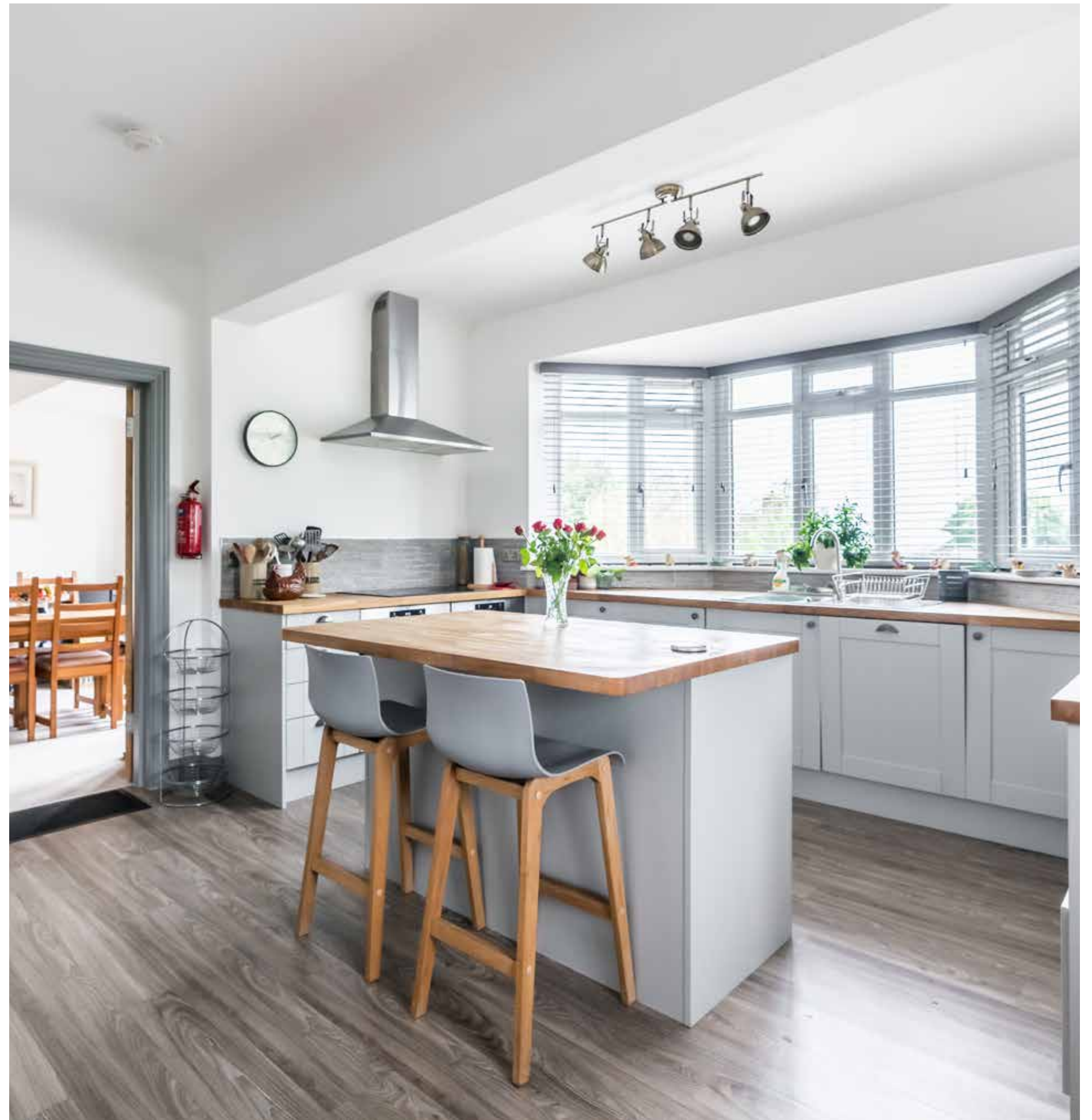
Luxury Living

Generous Accommodation

Beautifully Landscaped Gardens

Flexible Garage Space

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This remarkable four-bedroom detached bungalow is set in an elevated position, offering spectacular views over Cromer and the North Sea. Located in one of the town's most sought-after residential areas, the property is just a short stroll from Cromer's bustling town centre, where you'll find an array of amenities including shops, restaurants, cafes, and the award-winning Cromer Pier and beaches. The location combines coastal beauty with convenient access to everything the town has to offer.

Recently remodelled and finished to the highest standards, the home has undergone a full transformation with meticulous attention to detail. The spacious and light-filled rooms create a warm, airy atmosphere, with each space offering views of either the landscaped gardens or the stunning seafront. The accommodation includes four bedrooms, two with en-suite bathrooms, a family bathroom, a large living room with a conservatory, and a modern kitchen with a bay window perfectly framing the views.

The beautifully landscaped front and rear gardens provide a tranquil retreat, with a decked sun terrace at the front offering an ideal spot to relax and take in the scenery. A large garage with an electronically operated door offers off-road parking and flexible space that could serve as a gym or workshop. This property combines luxurious living with an unbeatable location, making it a rare opportunity for those seeking a dream home in Cromer.





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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Cromer

WHY NOT PUSH THE BOAT OUT WITH A SEASIDE SUPPER?

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



“On the front of the property there is a deck where I love to sit and enjoy the view - you can see the sea though the rooftops!”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref: 0269-2807-7886-9721-4555

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

Freehold.

LOCATION

What3words: ///bungalows.goods.exhaling

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SOWERBYS

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

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