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THE STORY OF
14 Norwich Road

Cromer, Norfolk

SOWERBYS



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14 Norwich Road

Cromer, Norfolk
NR27 0AX

Prime Location in the Heart of Cromer

Close to Transport Links, Including
the Bittern Line to Norwich

Moments from Cromer's Beaches,
Shops, and Cafés

Up to Six Bedrooms with a Flexible Layout

Additional Single Bedrooms and Attic
Room for Home Office or Hobby Space

Spacious Sitting Room with Bay
Window and Wood-Burning Stove

Dining Room with Open Fireplace
and Garden Access

Private Courtyard for Outdoor Relaxation

SOWERBYS HOLT OFFICE

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Situated in the heart of the vibrant seaside town of Cromer, this ideally located six bedroom Grade II Listed townhouse offers the perfect blend of space, character, and convenience. Just moments from the town centre, you'll have easy access to Cromer's renowned beaches, independent shops, cafés, and excellent transport links, including the Bittern Line to Norwich. Whether you're seeking a family home or a coastal retreat, this property provides an exceptional lifestyle opportunity in one of North Norfolk's most desirable locations.

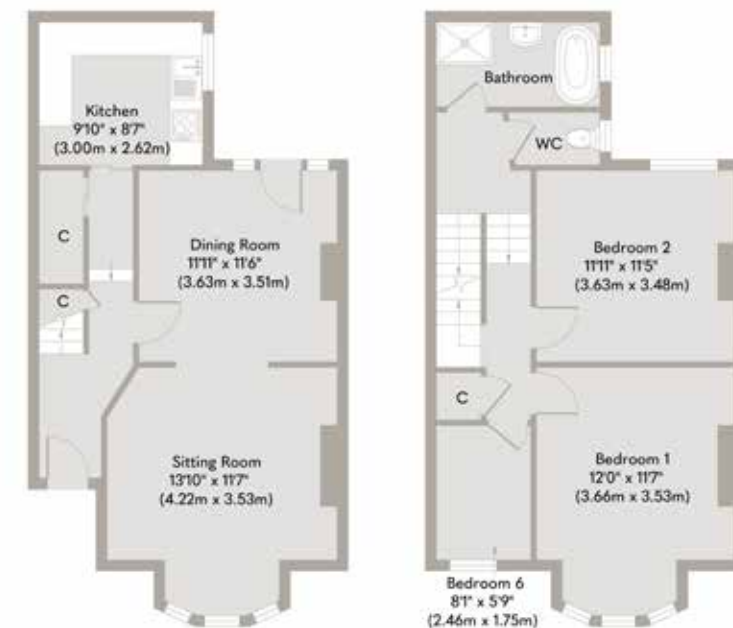
Inside, the ground floor boasts a spacious sitting room, beautifully enhanced by a large bay window and a charming wood-burning stove, creating a warm and inviting atmosphere. The dining room, featuring an open fireplace, provides a delightful space for entertaining and has direct access to the modest yet private courtyard - an ideal spot for relaxation. The property's layout seamlessly blends period charm with practical living, making it a truly versatile home.

The first and second floors offer an abundance of space, with four generously sized double bedrooms all retaining their original cast iron fireplaces. In addition, two further single bedrooms and an attic room present a wealth of possibilities, whether you need a home office, games room, hobby space, or even the potential for an additional bathroom. With its adaptable layout, period features, and unbeatable location, 14 Norwich Road is a home ready to meet your family's evolving needs while immersing you in the best of Cromer's coastal lifestyle.

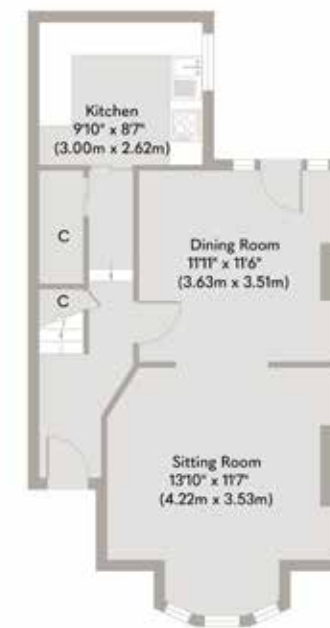




Second Floor
Approximate Floor Area
553 sq. ft
(51.40 sq. m)



First Floor
Approximate Floor Area
528 sq. ft
(49.09 sq. m)



Ground Floor
Approximate Floor Area
508 sq. ft
(47.23 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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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 Sowerbys



"...in an unbeatable location, 14 Norwich Road is a home ready to immerse you in the best of Cromer's coastal lifestyle."



SERVICES CONNECTED

Mains electricity, water and drainage. Electric central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0350-2150-6430-2474-6025

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: ///when.pizzeria.sandbags

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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