



THE STORY OF

Flat 3, Westbourne House

Cromer, Norfolk

SOWERBYS



THE STORY OF

Flat 3, Westbourne House

Cromer, Norfolk
NR27 9HS

Spacious Sitting Room with Exposed
Brickwork and Wood-Burner

Modern Kitchen with Sleek
Cabinetry and Dining Area

Two Generous Bedrooms Plus an
Additional Study/Guest Room

Contemporary Shower Room and
Ample Built-In Storage

Prime Location Near Cromer's Beach,
Town Centre, and Transport Links

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com





Nestled in the heart of Cromer, Flat 3 at Westbourne House is a beautifully designed two-bedroom apartment that seamlessly blends character with modern living. Offering approximately 944 sq. ft. of well-proportioned space, this unique property features a spacious sitting room with exposed brickwork, a charming wood burner, and large windows that flood the space with natural light.

The stylish kitchen is fitted with sleek grey cabinetry, wooden countertops, and contemporary subway tile splashbacks, creating a warm yet modern aesthetic. With a dedicated dining area, it provides the perfect setting for entertaining or simply enjoying a quiet meal at home.

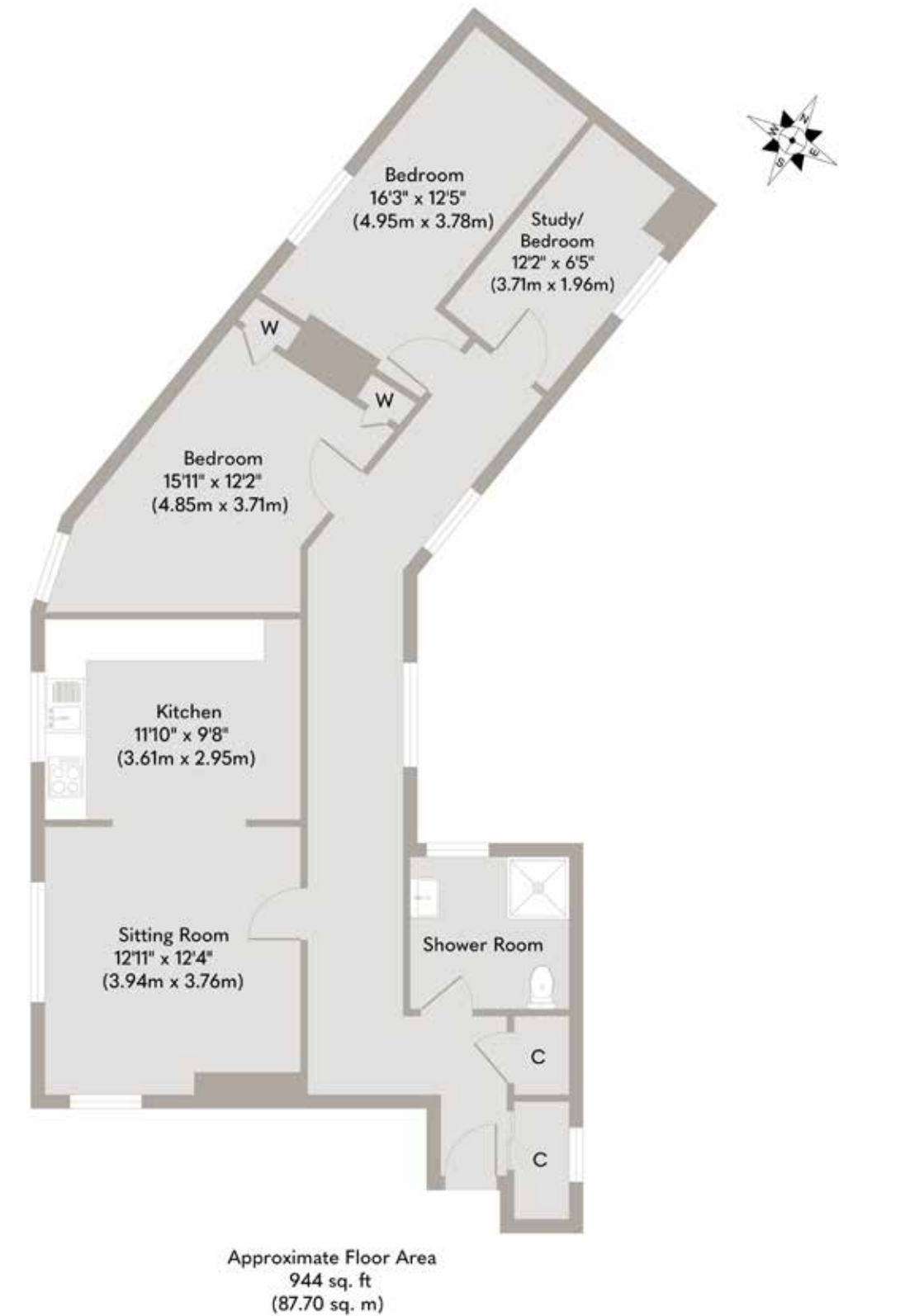
The apartment boasts two generously sized bedrooms, plus an additional study/guest room, making it a versatile space for professionals, small families, or those seeking a coastal retreat. A modern shower room and ample built-in storage further enhance the practicality of this home.

Situated in a prime location, just a short walk from Cromer's stunning beaches, vibrant town centre, and excellent transport links, this charming flat offers the perfect balance of seaside tranquillity and convenient town living.



I love to explore the coast line and the North Norfolk stunning villages surrounding 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.

Copyright V360 Ltd 2025 | www.houseviz.com

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 skipping 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



"I believe the property is 130 years old and can be seen in some early photographs of the town at the turn of the 19th and 20th century."



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 2503-3015-2204-7202-6204

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

Leasehold.

Years left on lease: 76.

Ground Rent: £75 paid annually.

LOCATION

What3words: ///rentals.bandaged.eyelash

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

