



THE STORY OF

# Apartment 1, Tudor Villas

*Cromer, Norfolk*

SOWERBYS





THE STORY OF

# Apartment 1

Tudor Villas, 6 Cliff Avenue, Cromer, Norfolk  
NR27 0AN

---

Substantial Period Garden Apartment  
in Cromer's Finest Location

Beautifully Interior Designed Throughout

Principal Bedroom with En-  
Suite and Dressing Area

Private Veranda and Secluded  
Walled Courtyard Garden

Impressive Open-Plan Living  
Space with Period Features

Two Private Parking Spaces

Established Holiday Let with Forward Bookings

Historic Landmark Building with Royal Heritage

Just 400 Yards from Cromer's Blue Flag  
Beach and Vibrant Town Centre

Ideal as a Permanent Home, Stylish  
Holiday Let, or Weekend Escape

---

**SOWERBYS HOLT OFFICE**

01263 710777

[holt@sowerbys.com](mailto:holt@sowerbys.com)







Set within one of Cromer's most historic and desirable buildings, Apartment 1 at Tudor Villas is a truly exceptional ground-floor period home offering a rare combination of heritage, style, and coastal lifestyle. This beautifully interior-designed two bedroom apartment occupies a prime position just 400 yards from the award-winning beach, nestled in Cromer's most prestigious address—Cliff Avenue. With its own private entrance, veranda, and walled courtyard garden, it delivers refined living with the benefit of two private parking spaces and an impressive track record as a luxury holiday let, complete with forward bookings.

Steeped in history, Tudor Villas was originally built in 1901 as the seaside retreat of an Indian Prince and later played host to Edward VII. This sense of grandeur continues inside, where period details such as a statement fireplace and elegant high ceilings are thoughtfully balanced with a modern open-plan living and kitchen space. The master suite is a standout feature, complete with a dressing area, en-suite shower room, and direct access to the peaceful courtyard garden. The second double bedroom also benefits from its own adjoining full bathroom, making it ideal for guests or family stays.





Our favourite spot in the apartment is the living area, or the courtyard on a sunny day.







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](http://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 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

"We have never lived here but receive overwhelmingly positive feedback about the quiet location, the proximity to town and the beach, and the lovely open living space."



## SERVICES CONNECTED

Mains water, electricity, gas and drainage.

## COUNCIL TAX

Currently exempt due to being a holiday let. Previously rated band B.

## ENERGY EFFICIENCY RATING

D. Ref:- 9654-3049-7205-5105-7204

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. Share of freehold. £200pcm service charge.

## LOCATION

What3words: ///sweetened.transmits.streamers

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

