



THE STORY OF
21 Harbord Road
Overstrand, Norfolk

SOWERBYS



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21 Harbord Road

Overstrand, Norfolk
NR27 0PL

Mid-Terraced Period Property

Sociable Family Home

Extended by Current Owners

Accommodation Over Three Floors

Three Bedrooms

Desirable Village Location

Tree-Lined Outlook

Walking Distance to Beach

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Extended by the current owners and further enhanced with a loft conversion, this property offers generous accommodation over three floors which perfectly balances character with modern living.

Inside, the home features a cosy snug to the front, complemented by a light-filled and sociable reception space to the rear, which opens itself up from a living room into a characterful dining area. With access to the outside and the charming kitchen, this is a home ideal for family life and entertaining.

“This has been the perfect family home for us, and we have very happy memories from living here.”

The layout is highly practical, with three bathrooms conveniently arranged across all floors. The spacious bedrooms are split between the first and second floors, providing comfort and versatility, making this an excellent family home.

The mature rear garden is a true highlight – private, not overlooked, and framed by a tree-lined outlook, offering a peaceful retreat.

With on-road parking readily available, and the property is within walking distance of the beach and the village’s amenities, this could be your perfect coastal home...



We moved here as
our family grew from
three to five, and
the house gave us
much more space.





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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Overstrand

AN AREA OF OUTSTANDING
NATURAL BEAUTY...

The coastal village of Overstrand stands on the north Norfolk coast which is designated as an area of outstanding natural beauty.

The village, which is part of what is sometimes called Poppy Land, offers a sandy beach, shops, post office, public house and hotels, a bus service passes through the village to the neighbouring resort town of Cromer where more comprehensive facilities can be found including the tallest parish church tower in the county, museums, a variety of shops, cinema, galleries and cafes.

There are good transport links via bus and train to Norwich (30 minutes) and onto London (2 hours) and there is a regional airport at Norwich. Sporting facilities include The Royal Cromer Golf Club and Cromer Lawn Tennis and Squash Club which offers some of the finest grass courts in the country. There are opportunities for sailing at Blakeney and on the Norfolk Broads.

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.



Note from the Vendor



“The house is in the heart of the village, close to the wonderful sandy beach where we swim most of the year.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas-fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 2828-3007-8204-1435-1204

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: ///latitudes.nips.inversely

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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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