



THE STORY OF

# Sunny Mount

*Cromer, Norfolk*

SOWERBYS





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# Sunny Mount

1 Park Road, Cromer, Norfolk  
NR27 0EA

Detached Period Property Full of Natural Light

Lovely Views across Suffield Park

Four Bright Bedrooms and  
Stylish Family Bathroom

Two Reception Rooms with  
Fireplaces and Wood-Burners

Spacious Kitchen/Breakfast Room  
at the Heart of the Home

Utility Room, Cloakroom and Original  
Character Features Throughout

Wraparound Gardens with Mature  
Planting and Dining Spaces

Large Garage plus Outbuilding for Office,  
Studio, Annexe or Entertaining

Brand New Boiler and EV Charging Point

Quiet Residential Location, Close  
to Beach and Amenities

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Bathed in natural light and set in one of Cromer's most desirable spots, Sunny Mount is a detached period home full of warmth and character. From its elevated position, the house enjoys lovely views across Suffield Park, while still being just a short stroll to the beach, Royal Cromer Golf Club, schools, shops and transport links. It's a home that offers both the calm of a leafy residential setting and the buzz of coastal living right on your doorstep.

Inside, every room feels welcoming and airy. Sunlight pours into the fabulous kitchen-breakfast room, the heart of the home, and into two charming reception rooms, each with its own period fireplace and wood-burner for cosy evenings. Upstairs, four bright and generously sized bedrooms provide peaceful retreats, complemented by a stylish family bathroom. Practical touches such as a utility room and cloakroom add everyday ease, while character features like original tiled floors and exposed woodwork remind you of the home's timeless heritage.

Step outside and the gardens unfold around the house, with beautifully established planting, hidden corners for quiet moments, and inviting spots for al fresco dining. The large garage is adjoined by a versatile outbuilding, which not only works wonderfully as a home office, studio or potential annexe, but also creates the most fantastic space for outside entertaining - a place where family and friends can gather long into summer evenings.

With its light-filled rooms, enchanting gardens and enviable position overlooking the park, Sunny Mount is more than just a house - it is a lifestyle. This is a home that will bring joy to its next owners for years to come, and viewing is highly recommended to truly appreciate all that it has to offer.





...spacious and homely,  
and so lovely and cosy in  
winter.











The gardens wrap themselves around the house...we've loved our secluded 'lower lawn' garden.







First Floor  
Approximate Floor Area  
973 sq. ft  
(90.39 sq. m)



Outbuilding  
Approximate Floor Area  
150 sq. ft  
(13.93 sq. m)



Ground Floor  
Approximate Floor Area  
983 sq. ft  
(91.32 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 the Vendor



“Sunny Mount was originally the schoolmaster's house for the large school over the road.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

E. Ref:- 0160-2481-3090-2097-3945

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: ///arch.paid.nuzzling

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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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