



Finer Details



Spacious Sitting room
Large open plan kitchen / dining room
Utility
Sea Views
4 Double bedrooms
Set over 3 floors
200 meters from the pier
Small balcony
Successful holiday let

Kingston House is located in the vibrant sea side town of Cromer ideally situated on the North Norfolk Coast and only 200 meters from the pier. Its modern and vibrant interior is presented beautifully and offers a fantastic lifestyle either as a main residence, second home or holiday rental. Spanning over three floors the space available will delight and offers magnificent views of the pier and the sea from the sitting room and bedrooms.

There really has been no expense spared in creating an amazing home to enjoy your life by the sea.



Entering Kingston House I step into the entrance hall which has a large sweeping staircase taking you to the first of 3 floors. The first floor opens up into a large Kitchen/ Dining room with tiled flooring and fitted quality units complete with a range cooker and all the white goods you would expect. A large bay window allows lots of natural light to flood into the room making this a perfect space to enjoy with family and friends.

The dining area has space for a large dinning table with double doors that lead out onto the balcony with space for a small table and chairs.





From the kitchen I enter the spacious sitting room and wow what an amazing space! So much thought has been given create an amazing room in which to relax and enjoy the sea views from the dual aspect windows. With high ceilings and so much natural light you can't fail to be impressed. Beautifully decorated throughout with wooden flooring underfoot, you will note how seamless the layout of this property flows.

There is a small utility room with space for a washer/dryer and plenty of space for storage situated just off the sitting room.





Up to the second floor there is a family bathroom fitted out with quality modern sanitary ware and bath with shower over.

The first of the large double bedrooms has views to the front of the property with plenty of space for wardrobes and storage. This is a light and spacious room and benefits from an ensuite with modern sanitary ware with shower and tiled walls.

The second bedroom along the hallway is a smaller room, ideal for a child. Currently it has bunk beds which make the best use of the space.

Moving along I enter the third bedroom again a large double room with dual aspect windows. One of the windows forms part of the turret and has the best view of the Pier and coastline. It also has the luxury of having an ensuite shower room which has been tiled and features quality sanitary ware.









Ascending the stairs to the third floor there is a cloakroom with heated towel rail and modern fixtures and fittings before entering the forth bedroom that is quite lovely and would be any childs dream room. The room has vaulted ceilings and space for two single beds with plenty of space to enjoy!





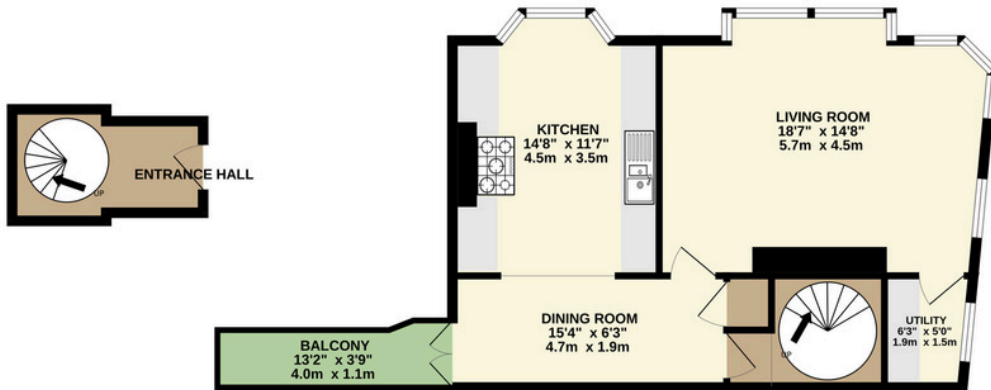
With the beach as your garden, whether it be reading a book, having a paddle or fishing for crabs from the pier, there really is no shortage of things to do. Cromer has so many shops and restaurants to visit as well as amusements and even crazy golf.

There are many exciting attractions in the local area to visit and towns that are in close proximity such as Holt and Sheringham



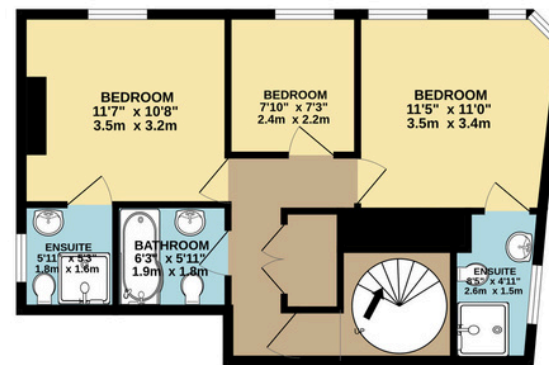


GROUND FLOOR
61 sq.ft. (5.6 sq.m.) approx.



FIRST FLOOR
576 sq.ft. (53.5 sq.m.) approx.

2ND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



LOFT
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 1411 sq.ft. (131.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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