



**Trafalgar Court, Cromer Road, Mundesley, Norwich, NR11 8DB**



**welcome to**

**Trafalgar Court, Cromer Road, Mundesley, Norwich**

William H Brown are pleased to offer an exciting opportunity to acquire this 3rd Floor, One Bedroom Flat set in a refurbished elegant Victorian Hotel with off-street parking and stunning SEA VIEWS!

Offered with NO ONWARD CHAIN.



## Description

Trafalgar Court previously an elegant Victorian Hotel has been refurbished and benefits from lift access, off street parking and a short walk to the beach and centre of the village.

The property itself comprises of entrance hall, kitchen with breakfast bar, sitting room, shower room and bedroom. Decorated to a good standard this is perfect to move right into.

Mundesley's wide sandy beaches with colourful beach huts and shallow rock pools are just short walk away. A fine nine-hole golf course built in 1901, sits on the hillside of the River Mun valley and offers unrivalled views over the coast and countryside, which is a designated Area of Outstanding Natural Beauty.

## Entrance Hall

Front door leads into the entrance hall with useful storage cupboards and doors leading off to the kitchen, living room, shower room and bedroom

## Living Room

15' 10" x 9' 11" max (4.83m x 3.02m max)

Currently set up as a lounge diner space, lovely character features of white fireplace, high ceilings and coving. Double glazed window provides stunning countryside and seaside views

## Kitchen

Has extractor over the hob and a plinth heater, white fronted cupboards with black work surfaces over top complimented with tile splash back, space for free standing white goods, plumbing and power for a dishwasher, small breakfast bar paired with stunning countryside views from the double glazed window

## Bedroom

12' 6" x 9' 10" max (3.81m x 3.00m max)

Similarly, the bedrooms characteristics match the ones to the sitting room with high ceilings and coving. Double glazed window with spectacular countryside and sea views

## Shower Room

Suite comprising of shower cubicle, hand wash basin, WC and heated towel rail, a fan heater and an extractor. A utility cupboard with storage above, plumbing/electrics for washer machine and dryer. Single glazed window borrowing light from the kitchen

## Exterior

The external walls have been insulated.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## **Trafalgar Court, Cromer Road, Mundesley, Norwich**

- NO ONWARD CHAIN
- Sea Views
- Turn Key Property
- Off-Street Parking
- Close walk to local amenities & Beach

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Dec 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£115,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM108048 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01263 513764**



[Cromer@williamhbrown.co.uk](mailto:Cromer@williamhbrown.co.uk)



17 - 19 West Street, CROMER, Norfolk, NR27 9HZ



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**