

Westbourne House Prince Of Wales Road, Cromer NR27 9HS



## welcome to

## Westbourne House Prince Of Wales Road, Cromer

Super three Bedroom, 1st floor Apartment with modern Kitchen, renovated Bathroom and spacious Living/Dining room with large windows & sea views. Not to be missed!













William H Brown are pleased to offer this superb 1st Floor Apartment, in a historic building situated in the very centre of Cromer. Facing into the street and with a view of the sea, this properties large bay windows offer the very best of town centre living.

Accommodation comprises an Entrance Hall, two large double Bedrooms and a single Bedroom, a modern and spacious Kitchen, a recently renovated luxury four-piece Bathroom and a super Living/Dining room with bay windows onto the street and a sea view. The property has recently had an extended lease, has been decorated to a high standard throughout and would make an ideal Holiday Home/Let, but given its size will suit a range of buyers. The property benefits from gas fired central heating with a modern boiler. Call now to avoid disappointment.

#### Accommodation

Communal door and stairs to the first floor. Solid wooden door into:

#### **Entrance Hall**

Tall ceilings & doors to all rooms.

#### Living Room/ Dining Room

22' 7" max x 12' max ( 6.88m max x 3.66m max ) Double glazed bay windows overlooking the town, corner window with sea views, TV point, architraves, smooth ceiling & two radiators.

#### Kitchen

19' 8" max x 10' 1" ( 5.99m max x 3.07m ) Modern fitted kitchen with a range of wall, base and pan drawer units, inset ceramic sink with mixer tap, inset Neff appliances including hob, oven and cooker hood, space and plumbing for washing machine & space for fridge/freezer. Tiled splash backs, inset boiler/storage cupboard and double glazed window.

#### Bedroom One

12' 1" x 17' 6" (  $3.68m\ x\ 5.33m$  ) Double glazed corner and bay windows, feature fireplace & architraves.

#### **Bedroom Two**

12' plus bay x 16' 7" max ( 3.66m plus bay x 5.05m max ) Double glazed bay window overlooking the town, radiator & built-in wardrobe.

#### **Bedroom Three/ Study**

7' 4" x 5' 9" ( 2.24m x 1.75m ) Smooth ceiling, recessed lighting & radiator.

#### Bathroom

Recently renovated to include freestanding bath with mixer taps, low level WC, wash hand basin, double walk-in shower cubicle, heated towel rail & storage cupboard.

#### Cloakroom

Suite comprising WC & wash basin and double glazed window.



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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### Cromer

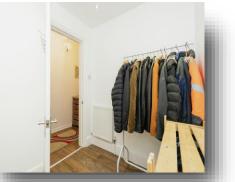
- 3 Bedroom Apartment
- Modern Kitchen
- Spacious Living/Dining Room
- Renovated Luxury Bathroom Suite
- Council Tax Band A

#### Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £270,000





## view this property online williamhbrown.co.uk/Property/CRM107657



Property Ref: CRM107657 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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## william h brown



01263 513764



Cromer@williamhbrown.co.uk

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



#### williamhbrown.co.uk

