



**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 inspectors.



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## Westbourne House Prince Of Wales Road, 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM107657 - 0008

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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



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