



Cromer Country Club, Overstrand Road, Cromer, NR27 0DJ

welcome to

Cromer Country Club, Overstrand Road, Cromer

NO ONWARD CHAIN!

William H Brown are pleased to offer this well-presented, 3 Bedroom Holiday Lodge located in the seaside town of Cromer, which offers many local amenities & beautiful coastal walks.



Description

'Villa 10' is located in close proximity to Cromer Country Club, Cromer Lighthouse & Golf Course which is above the local beauty spot of Happy Valley, with its footpath down to the beach. There are beautiful cliff top walks into the town centre, approximately just over a 1/2 mile away.

The property is exceptionally well-presented throughout its 3 levels and offers a Lounge/Diner, fitted Kitchen and Cloakroom to the ground floor, 2 Bedrooms & Shower room to the second level with access to the Loft Room via Bedroom Two. The property also benefits from full UPVC double glazed windows and central heating provided by bottled gas.

The facilities available at the complex include a heated indoor swimming pool, fitness studio, restaurant and club house. The complex is accessed through a security controlled entrance with a fully managed reception.

Cromer is a small coastal town with road and rail links to Norwich, which is approximately 23 miles to the south, and offers local amenities such as Junior & High School, Health Centre & Hospital, shops and various eating establishments. The stunning coastline beaches are only a short walk away, so why not take advantage of Mary Jane's or No. 1 Fish & Chips, or perhaps an ice cream as you walk along Cromer pier and take in the coastal beauty, to see why many people like to call Cromer home!

Lounge / Diner

15' 1" x 11' 10" (4.60m x 3.61m)

Double glazed uPVC front door opens into Lounge/Diner with stairs leading to first floor and under stairs cupboard, carpeted flooring, radiator & large front aspect double glazed window. Door to Cloakroom and opens to Kitchen.

Kitchen

11' 8" x 5' 9" (3.56m x 1.75m)

Fitted with a range of white gloss, handle less wall & base units, wood effect work surface over with matching upstand, inset stainless steel sink & drainer unit, integrated electric oven with extractor over and glass splash back & integrated microwave. 2 rear aspect double glazed windows.

Cloakroom

Suite comprising concealed WC & wash basin vanity unit, radiator & rear aspect double glazed window.

First Floor Landing

Built-in cupboard & doors to 2 Bedrooms & Shower Room.

Bedroom One

11' 5" x 8' 11" (3.48m x 2.72m)

Built-in cupboard, carpeted flooring, small section of sloped ceiling, radiator & large double glazed window with double glazed door to balcony.

Bedroom Two

12' x 7' 4" (3.66m x 2.24m)

Wooden door with stairs leading to Loft Room behind, carpeted flooring, radiator & 2 rear aspect double glazed windows.

Loft Room

20' 1" x 7' 9" (6.12m x 2.36m)

Restricted head height from sloped ceiling, radiator & Velux double glazed roof window.

Shower Room

Suite comprising WC, pedestal wash basin & corner shower cubicle. Section of sloped ceiling, part-tiled walls, tiled floor, chrome towel radiator & rear aspect frosted double glazed window.

Outside

The property is accessed via a small approach path which surrounded by a low maintenance communal garden.

Agent's Note

- 1) Property can be occupied 12 months of the year
- 2) Service Charge applies - which includes usage of Leisure Facilities (May-September)
- 3) Optional Additional Charge for all year round use of Leisure Facilities
- 4) Car Parking Available - however, not allocated

Please call the branch on 01263 513764, for more details.



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.



view this property online williambrown.co.uk/Property/CRM108032



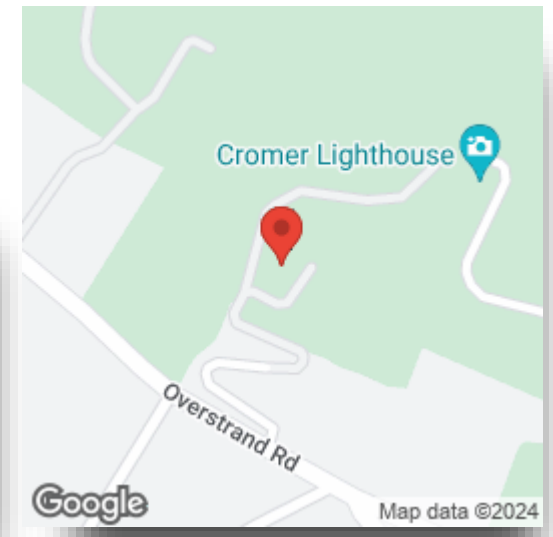
welcome to

Cromer Country Club, Overstrand Road, Cromer

- NO ONWARD CHAIN
- 3 Bedroom Holiday Lodge
- Lounge/Diner & Kitchen
- Cloakroom & Shower Room
- Communal Gardens
- Access to Leisure Facilities (see Agent's Note)
- Popular Seaside Town Location

Tenure: Freehold EPC Rating: Exempt

£200,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CRM108032](https://www.williamhbrown.co.uk/Property/CRM108032)



Property Ref:
CRM108032 - 0002

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 buyer's 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.

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



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)