



**The Londs, Overstrand, Cromer, NR27 0PW**

**welcome to**

**The Londs, Overstrand, Cromer**

William H Brown are delighted to present this CHARACTERFUL Two Bedroom Cottage set down the Londs in Overstrand. Offered with NO ONWARD CHAIN. Call us to book your viewing!



## Description

Overstrand is an unspoilt East Norfolk coastal village, situated on a cliff-top overlooking fine dog-friendly and sandy beaches. The village grew up around its fishing industry, and a few fishing boats are still based here. The beauty of Overstrand did not go unnoticed however, leading to its nickname as "the village of millionaires". The village also has a number of amenities such as a post office/local shop, pub, hotel, family campsite, cafe and local fresh lobsters and crabs for sale.

The property briefly consists of Boot Room, Downstairs Cloakroom, Shower Room, Dining Room, Kitchen, Living Room, Two Bedrooms and upstairs Shower Room. Outside of the property consists of stunning matured gardens with shrubs & bushes.

## Entrance Hall

Boot room style with basin, boiler, door to Cloakroom & gate to The Pleasaunce.

## Cloakroom

Suite comprising WC & wash basin.

## Shower Room

Shower cubicle.

## Dining Room

12' 6" x 8' (3.81m x 2.44m)

Original tiled flooring, exposed brick mantel, storage cupboards, window to the side and doors to Kitchen & Living Room.

## Living Room

12' x 14' 5" recess (3.66m x 4.39m recess)

Exposed brick fireplace housing wood burner, window to the front, exposed beam and staircase to first floor.

## Kitchen

9' 11" x 7' 9" (3.02m x 2.36m)

Navy blue cupboards with wooden work surfaces over top, original flooring, sloped ceiling, skylight and space for white goods.

## Bedroom One

12' 9" recess x 11' 8" (3.89m recess x 3.56m)

Window to the front, built-in storage cupboards, wall mounted radiator and carpeted flooring.

## Bedroom Two

11' 3" recess x 8' 11" (3.43m recess x 2.72m)

Window to the side, wall mounted radiator and carpeted flooring.

## Shower Room

Suite comprising WC, wash basin & shower cubicle.

## Outside

The property is enclosed by a brick and flint wall with a small gate leading to the front of the property which is equally just as charming.

The outside space is a wraparound style including many shrubs, bushes and matured plants giving it lots of colour and personality.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## The Londs, Overstrand, Cromer

- NO ONWARD CHAIN
- Two Bedroom Character Cottage
- Sought After Road in Overstrand
- Gate to The Pleasaunce
- Original Features Throughout

Tenure: Freehold EPC Rating: E

**£395,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM108423 - 0003

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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.



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