



**Cliff House, Overstrand Road, Cromer, NR27 0AL**



**welcome to**

**Cliff House, Overstrand Road, Cromer**

STUNNING SEA VIEWS!

This beautifully presented Second Floor Apartment is located in a desirable area east of Cromer. The property benefits from stunning views and allocated parking. Don't miss out - call us now to get a viewing arranged.



### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Description

Set in the popular seaside town of Cromer don't miss this beautiful Second Floor Apartment with sea views, in a sought after location. The property benefits from a share of the Freehold, communal gardens and an allocated parking space. The property is sought after due to its location, as it is just a short distance from all the amenities of the town. Internally the property enjoys flexible accommodation to include Living Room, Dining Room, Kitchen/Diner, Office, 3 Bedrooms and 2 En-Suites.

Cromer itself offers local amenities such as Junior & High School, Health Centre & Hospital, shops, and various eating establishments. There are also great regular transport links via train & bus, to Norwich. The stunning coastline beaches are only a short walk away so why not take advantage of Mary Jane's or No. 1 Fish and Chips, or perhaps an ice cream as you walk along Cromer pier, take in the coastal beauty, and see why many people like to Call Cromer home!

### Porch/Hall

Front door opens into porch & hall with 2 radiators, 2 skylights & carpeted flooring. Steps lead into Inner Hall & Office and door to small lobby which leads into Bedroom Two suite.

### Bedroom Two Lobby

Heated towel rail and doors to Bedroom Two and Shower Room.

### Bedroom Two

15' x 10' 8" (4.57m x 3.25m)  
Carpeted flooring, radiator & rear aspect window with views over courtyard. Door & steps leading to Bedroom Three.

### Shower Room

Suite comprising WC, wash basin vanity unit & walk-in power shower with rainfall attachment. Heated towel rail & vinyl flooring.

### Bedroom Three

11' 2" x 8' 3" (3.40m x 2.51m)  
2 cupboards 1 housing boiler, carpeted flooring, radiator & side aspect window with view into courtyard. Door to Inner Hall.

### Inner Hall

Carpeted with doors to Bedroom One, Three, Dining Room & Kitchen.

### Bedroom One

15' 3" x 11' 5" (4.65m x 3.48m)  
Carpeted flooring, radiator & rear aspect window with views of Cliff Road & courtyard. Door to En-Suite.

### En--Suite

Fully tiled suite comprising WC, wash basin vanity unit & shower cubicle. Heated towel rail & extractor fan.

### Kitchen/ Diner

24' 10" x 15' 10" (7.57m x 4.83m)  
Open plan room with part-carpeted, part-tiled flooring, seating/dining area has original feature fireplace and window with stunning sea views.

Kitchen is fitted with a range of wall & base units, large fitted island, work surface over with tiled splash back and inset stainless steel sink & drainer unit. Range style cooker space with cooker hood over, integrated fridge/freezer, space & plumbing for washing machine and dishwasher, space for tumble dryer and built-in wine rack. Hanging drying rack, 2 radiators & window with stunning sea views.

### Dining Room

16' 9" x 14' 2" (5.11m x 4.32m)  
Double doors from inner hall open into Dining Room with carpeted flooring, original feature fireplace and window with sea views. Steps down to Living Room (access currently blocked by sofa) and door into Office.

### Office

Carpeted, space for desk loft access and skylight. Door to Living Room.

### Living Room

14' 4" x 13' 1" (4.37m x 3.99m)  
Original feature fireplace, 2 radiators, large recessed windows with sea & garden views and carpeted flooring,



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## Cliff House, Overstrand Road, Cromer

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Beautiful Sea Views
- Second Floor Apartment with Beautiful Views
- Share of Freehold
- 3 Bedrooms - Main with En-Suite

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.

guide price

**£375,000**



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



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Property Ref:  
CRM108320 - 0004

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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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