









# welcome to

# **Cliff House Overstrand Road, Cromer**

STUNNING SEA VIEWS!!

This beautifully presented Apartment occupies part of the first floor of this individual Victorian residence located in a desirable area of Cromer. The property benefits from allocated parking, Three Bedrooms, two bathrooms and no chain and available via private treaty.













Set in the popular seaside town of Cromer don't miss this beautiful First 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. The building itself has undergone considrable refurbishment at our vendors expense.

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 & walkin 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 EnSuite.

#### 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,





## welcome to

# **Cliff House Overstrand Road, Cromer**

- Stunning Sea Views
- First Floor Apartment in Unique Building
- Share of Freehold
- Three Bedrooms Master with En-Suite
- Communal Garden & Allocated Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

offers in excess of

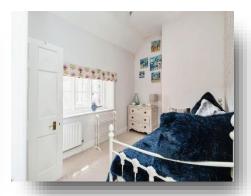
£350,000



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







North Lodge Park

Cliff Dr

Cliff Dr

Cliff Dr

Cliff Dr

Cliff Dr

Please note the marker reflects the

Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/CRM108320



Property Ref: CRM108320 - 0007 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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