



Cliff House Overstrand Road, Cromer NR27 0AL

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 considerable 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 & 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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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.



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.focusagent.com

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRM108320 - 0007

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