









welcome to

Cromer Country Club Overstrand Road, Cromer

A delightful two bedroom ground floor property being part of the sought after Cromer Country Club positioned in a secluded position with views over the communal gardens.













Perched along the North Norfolk coast, the seaside village of Cromer is best known for its fresh crabs, beautiful beaches and rich fishing heritage. Stroll along Cromer's quaint streets and shop for souvenirs, market goods, high-end fashions or arts and crafts. Discover variety shows and live entertainment at the theatre on the pier, or dine at the local restaurants and cozy cafés.

Cromer Country Club offers well-appointed furnishings and spacious accommodations afford the ultimate in relaxation. The extensive on-site activities and resort-style amenities provide the ideal family escape. From badminton, aqua aerobics and a game room, to the fitness centre, sauna and steam room, entertainment abounds at this English retreat.

Return from a day of exploring Cromer and relax poolside or unwind in the whirlpool. The busy bar serves a range of quick snacks and healthy bar meals, while the elegant restaurant presents chef-inspired dinners on its menu.

The Property is a generous reception room is the centre piece with two bedrooms, a bathroom and kitchen leading from this. With outside space in the communal gardens with seating areas just outside your door. This property would be great for a family getaway and a great source of income for potential investors.

Lounge

18' x 11' 9" Max (5.49m x 3.58m Max) Upvc door and window to the front aspect, airing cupboard with hot water tank,

Kitchen

7' 10" x 6' (2.39m x 1.83m)

Fitted with a range of base and wall units with work surfaces over, tiled splashbacks, undercounter

appliance space, upvc window to the side aspect, stainless steel sink drainer with separate taps.

Bedroom One

 $9' \ 8'' \times 6' \ 7'' \ (2.95 \text{m} \times 2.01 \text{m})$ Built in wardrobe and upvc window to the front aspect.

Bedroom Two

 9° 8" x 7° 6" (2.95 m x 2.29 m) Built in wardrobe and upvc window to the front aspect.

Bathroom

Suite comprising P shaped bath with electric shower over, hand wash basin and WC, shaver point, towel radiator, extractor fan, part tiled walls and wall fan heater.

Agents Note

Leasehold: 54 years remaining. service charges for the year are £1275 plus Electricity Used

The property is not for full residential use.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), 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 be upon its own inspection(s). Powered by www.focalagent.com





welcome to

Cromer Country Club Overstrand Road, Cromer

- Two Bedroom Holiday Home
- On site Facilities including Restaurant and Gym
- Well tended communal grounds with access to coastal walks
- Viewings essential to appreciate the location

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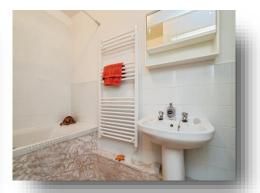
Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1275.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 54 years from 10 Sep 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CRM109063



Property Ref: CRM109063 - 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 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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