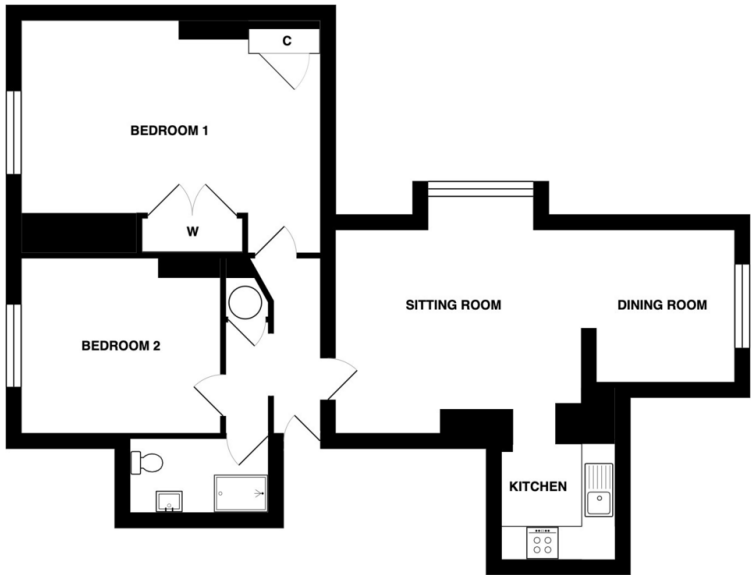


Important Agent Note
Intending purchasers will be asked to provide original identity documentation and proof of address before solicitors are instructed.

We Are Here To Help
If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these particulars, please contact us before viewing and we will do our very best to answer any questions you may have.

Directions
What3words: regulator.flats.euporic

Floor Plan



Total Area: 77.8 m² ... 837 ft²
All measurements are approximate and for display purposes only

Data Protection Act
The Owner authorises Watsons and Yellow Brick Mortgages Ltd to process their personal information for the purposes of providing services associated with the business of an estate agent in accordance with their privacy policy (copies of which are available on request) but specifically excluding mailings or promotions by a third party.

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01263 823201
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home for sale

**Apartment 7, Grange Court,
Cliff Avenue, Cromer NR27 0AF**

£220,000
Leasehold

Viewing strictly by
prior arrangement
with the agents

01263 823201

Grange Court is a stylish and highly sought-after development, beautifully maintained and ideally positioned just half a mile from both the town centre and the seafront. Apartment Seven is one of only eight residences within an impressive Edwardian building.

- NO ONWARD CHAIN • Spacious Sitting Room • Dining Room
- Kitchen With HOB & Oven • Two Generous Double Bedrooms
- Contemporary Shower Room • Gas Central Heating & Double Glazing • Parking
- View To The Sea & Cromer Church • Viewing Highly Recommended • (Ref: NEE24296)

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Location

Standing on the stunning North Norfolk coast, Cromer is a vibrant and characterful town renowned for its wide, open beaches and world-famous Cromer crabs. Steeped in Victorian heritage, the town offers a unique blend of tradition and seaside charm.

At the heart of Cromer's cultural scene is its iconic pier, home to the world's only full-season end-of-the-pier show – a true gem of British theatre. The town's proud fishing heritage is reflected in its working lighthouse and long-standing RNLI lifeboat station, both symbols of community spirit and resilience.

Cromer boasts a delightful mix of independent shops, cafés, restaurants, and pubs, alongside a wide range of holiday accommodation. Excellent transport links via train and bus connect you to Norwich, the Norfolk Broads, and beyond.

For everyday convenience, the town offers a hospital, GP and dental surgeries, a library, and the prestigious Royal Cromer Golf Club. Outdoor enthusiasts will love the two weekly parkruns held at nearby Blickling Hall and Sheringham Park, both National Trust properties – perfect for fitness, mental wellbeing, or simply connecting with the local community.

Description

Grange Court is a stylish and highly sought-after development, beautifully maintained and ideally positioned just half a mile from both the town centre and the seafront. Apartment Seven is one of only eight residences within an impressive Edwardian building, which features a charming communal entrance hall that sets the tone for the property.

This particular apartment offers two generously sized double bedrooms, served by a sleek, modern shower room. At its heart is a welcoming sitting room with a characterful feature fireplace providing a comfortable space to relax or entertain complemented by a cosy dining area and a well-equipped compact kitchen complete with hob and oven.

Whether you're seeking a stylish coastal retreat, a low-maintenance home close to amenities, or a smart investment in a prime location, this apartment delivers on all fronts.

Entrance Porch

With communal entrance door with entry intercom to:

Communal Entrance Hall

a most attractive space with carpeted staircase leading the second floor, entrance door to:

Reception Hall

10' 4" x 5' 6" (3.15m x 1.68m) overall To include a built-in linen cupboard with lagged hot water tank, fitted immersion heater and slatted shelving, intercom telephone, radiator, carpet, access to roof space.

Sitting Room

14' 10" x 12' 2" into alcove (4.52m x 3.71m) plus bay 6' 4" x 4' 2" (Side Aspect) Fitted coal effect gas fire and tiled hearth with original fireplace surround, fitted alcove cupboards

with display shelf over, radiator, carpet, archway to kitchen, opening to:

Dining Room

9' 1" x 8' 4" (2.77m x 2.54m) (Front Aspect) Double radiator, carpet, dimmer switch, view over roof tops towards the sea and Cromer Church.

Kitchen

10' 5" x 6' 10" (3.18m x 2.08m) (Front Aspect) Inset single drainer stainless steel sink unit with mixer tap and cupboard under, space and plumbing for automatic washing machine, further base cupboard, and drawer units with work surfaces over, space for fridge, inset four ring electric hob and built under electric oven, cooker point, part tiled walls, radiator, matching wall cupboards, Velux window with a view over rooftops towards the sea and Cromer church.

Bedroom 1

17' 11" x 11' 8" (5.46m x 3.56m) (Rear Aspect) Original fireplace with timber decorative surround and cast-iron inset, adjacent built-in shelved cupboard, built-in wardrobe with hanging rail and shelving, double radiator, carpet.

Bedroom 2

12' x 10' 5" (3.66m x 3.18m) (Rear Asepct) Radiator, carpet.

Shower Room

8' 4" x 4' 5" (2.54m x 1.35m) With white contemporary suite comprising of double shower cubicle with rainwater shower and handheld shower, vanity hand basin with mixer tap, pop-up waste and cupboard under, low level WC, radiator, attractive part panelled walls with dado rail, carpet, Velux window.

Outside

At the front of the property, there is parking for residents of the apartments, and Number 7 has one allocated parking space. In addition, there is visitor parking and communal landscape gardens with bike shed seating area and pathway to Warnes Close. There are also two drying areas for washing.

Agents Note

Long term lets and pets are allowed, but this property cannot be holiday let.

Services

All main services are available.

EPC Rating

The energy rating for this property is C. A full energy performance certificate is available on request.

Local Authority/Council Tax

North Norfolk District Council, Holt Road, Cromer NR27 9EN Telephone: 01263 513 811
Council Tax Band B

Tenure

We understand the property is held on the balance of a 999-year lease commencing 2007.
Annual ground rent is peppercorn.
Annual service charge for 2025 is £2,604, to include buildings insurance of £514.