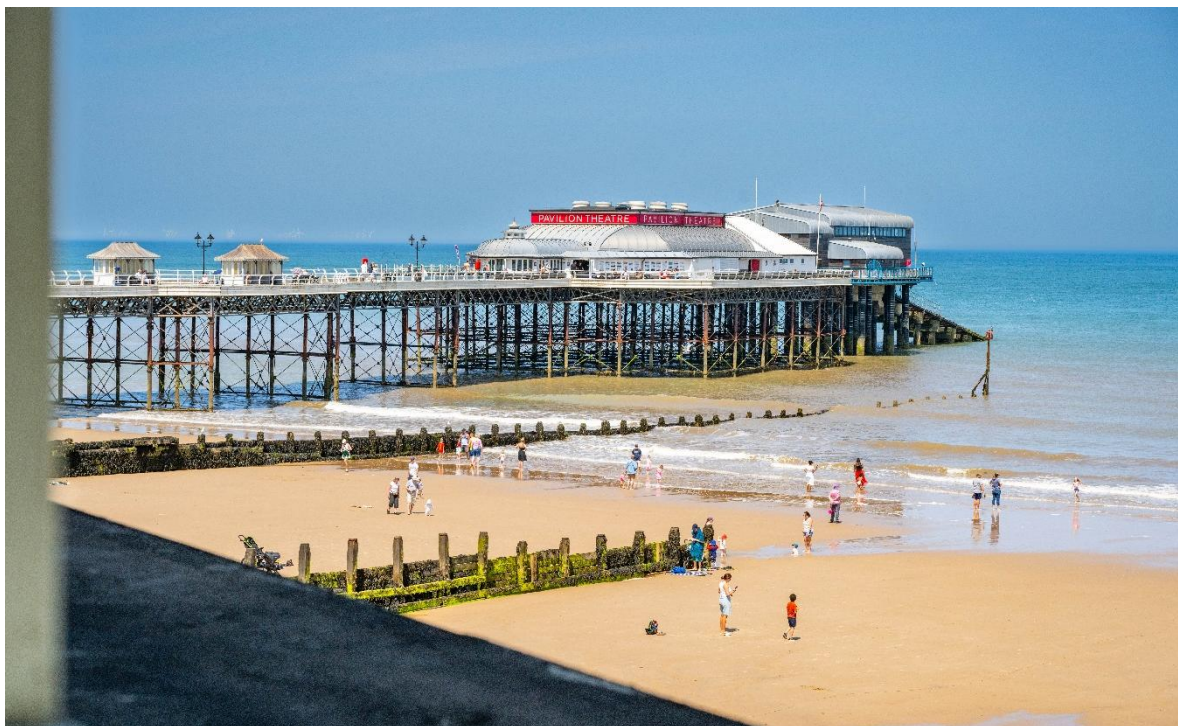




UPPER BATH HOUSE

Promenade, Cromer, Norfolk, NR27 9HE
Guide Price £650,000





UPPER BATH HOUSE

Promenade, Cromer Norfolk, NR27 9HE

DESCRIPTION

Upper Bath House forms part of a beautiful redefining of an iconic building on the sea front in Cromer. Cromer's Bath House has sat proudly in prime position on the promenade, commanding breath-taking views over the pier and out to sea, since 1814.

This striking building was first opened as a reading room but gained greatest fame as a retreat for wealthy Victorians to 'take the waters' away from public gaze. Its chequered past has seen it converted into a private residence in 1836, then into a hotel in 1872 by James Chapman, who added the west wing as a billiard room. It remained a hotel through to the end of the 20th Century when it was once again converted into a single, residence and now finally re-invented to become four beautifully individual luxury homes.

Upper Bath House is the first floor apartment featuring stunning sea views from the living area, the kitchen dining area and the master bedroom. The funky open plan living, and dining space is to the front of the apartment, with the kitchen set off the main room but still part of the living space. This whole room is flooded with natural light from three floor to ceiling sash windows with uninterrupted sea views.

The apartment boasts two fantastic bedrooms, with the principal bedroom to the front of the property, again commanding stunning views over the sea from dual aspect windows, a stunning bay window with a window seat at the gable end of the property and a further sash window looking out to the sea. The beautiful en-suite has a stunning shower enclosure, WC, wash hand basin and heated towel rail.

The second bedroom to the rear of the apartment, features a sash window looking to the rear of the property and the adjacent family bathroom features a freestanding bath, wash hand basin, WC and heated towel rail.

OUTSIDE

Upper Bath House is just 12 metres from the beach, located directly on the promenade. Being on the first floor the apartment benefits from the stunning views and total privacy. Homeowners can drive directly onto the promenade and can apply for parking permits from North Norfolk District council. There are parking spaces immediately adjacent to the house for permit holders.

The apartment is walking distance to all the local amenities. Including the cool new additions to the Cromer café scene; like Shoreline, the charming micro pub serving craft beers, cocktails and nibbles, Grey Seal Coffee shop serving fresh locally roasted coffee and Hatters Tea Room with their own brand loose leaf tea.



LOCATION

Perched literally on the promenade in the heart of Cromer, Upper Bath House is ideally located in every way. With direct unencumbered views of the ocean and the famous Victorian pier, the apartment is also within walking distance of all that Cromer has to offer.

Cromer is famous for its seafood, most specifically the nationally renowned Cromer Crab. It is a bustling town catering for a thriving local community alongside the year-round tourists who visit the area. Much of the town is testament to its Victorian heyday including the lovely pier dating back that era. There is a plethora of restaurants, cafés, bars and pubs; catering to all tastes and budgets. Including the famous No. 1 Fish & Chip shop and a growing number of trendy eateries.

The town has primary & secondary schools, a local hospital, supermarkets and cinema.

For golf enthusiasts there are several world-class courses nearby. The Royal Cromer is walking distance from the front door (just under a mile along the coast path) famous for being designed by Tom Morris and James Braid. The links courses at Sheringham, Mundesley and Hunstanton are also within easy driving distance and are open to non-members.

Cromer is well served by public transport with a train station and bus station providing links to Norwich and onwards to just about anywhere.

HOLIDAY LET OPPORTUNITY

Holiday Let Projected Income: £975 - £1600 per week

Holiday Let Projected Occupancy: c. 30 weeks pa

Sleeping: 4 in 2 Bedrooms

Upper Bath House is not currently a holiday let, however, two of the adjacent properties that form part of The Bath House are very successfully let for holidays. The unique position of the Bath House, directly on the promenade and the extremely high standard to which the apartment is presented would undoubtedly make it popular for visitors to the North Norfolk Coast. It may be possible to purchase Upper Bath House, as a turnkey, with all the furniture and fixtures in place (aside from some personal items), by separate negotiation.

GENERAL REMARKS & STIPULATIONS

Tenure: Leasehold - 994 years (approx.) ending on 23.06.3019

Freehold: Seller intends to transfer the freehold to both lessees (Upper Bath House and Lower Bath House) to coincide with or shortly following completion.

Ground Rent: Nil

Service Charge: Nil but 50% contribution towards insurance and repairs on ad hoc basis

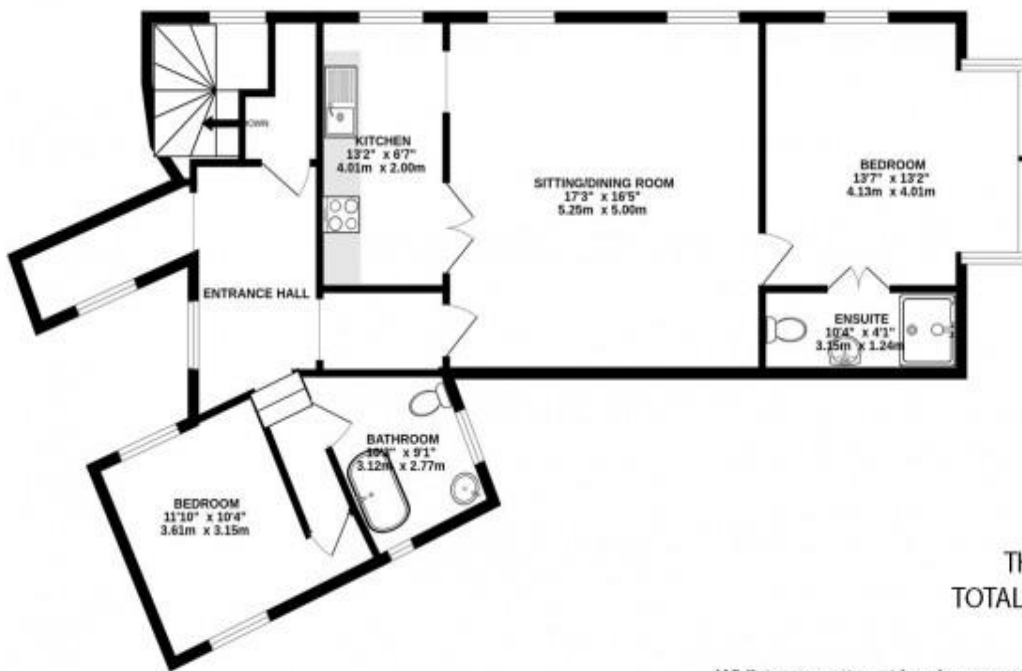
Services: Mains Gas, Electricity, Water & Drains

Windows: Fully Double Glazed

Heating: Gas Central Heating - B Worcester Combi Boiler







THE UPPER BATH HOUSE, CROMER
TOTAL FLOOR AREA : 950 sq. ft (88.3 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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