



Introducing  
3 Leighton House,  
Cromer

**SOWERBYS**

Upon arrival, prospective tenants are welcomed into an entrance hall which leads to the well-appointed accommodation.

The hub of this spectacular coastal retreat is without doubt the open-plan living area, perfectly designed for entertaining and relaxing at any time of day. Featuring an abundance of cupboard and worktop space, the bespoke fitted kitchen is fully equipped with an integral electric oven, hob, dishwasher, and under-counter fridge freezer - ideal for showcasing culinary skills.

The open-plan sitting area offers generous proportions for traditional furnishings and is complemented by french doors leading to a private rear courtyard garden. Beyond this, a separate utility room provides further convenience, with an integral washing machine and additional fridge freezer.

The primary bedroom is a spacious double, enhanced by a walk-in dressing area and a luxury en-suite comprising a walk-in shower, wash basin, WC, and heated towel rail.

Externally, the property benefits from ample on-street parking and a private rear courtyard garden.

Available now.

## **CROMER**

With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast, and in recent years there has been a regular flow of relocaters from the capital and home counties looking for a life by the sea.

This, in turn, has triggered an 'on the up' momentum for the area and seen fabulous start-up businesses breathe new life into the streets surrounding the town centre.

Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a

Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper! Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.

With a good selection of schools including independent Beeston Hall School at nearby West Runton, it's easy to see the appeal of this gorgeously gentrified town for young families as a place to put down roots. Come discover if it's the place for you too...

## **AGENTS NOTE**

No pets.

Unfurnished.

Available now.

Gas central heating.

12 month initial tenancy.

## **COUNCIL TAX**

Band B.

## **ENERGY EFFICIENCY RATING**

C. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

## **LOCATION**

What3Words: [///tramps.direct.stolen](https://www.what3words.com/#!/tramps.direct.stolen)





# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.  
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

