



CABELL ROAD CROMER, NR27 9HU

£140,000
LEASEHOLD

LOCATION, LOCATION, LOCATION! With panoramic sea views, views of Cromer pier and beyond, this immaculate 2 bed first floor flat has to be seen! Ideal for those who just want to get away from it all, it is presented to a very high standard and viewing is essential to appreciate all it has to offer, especially the views!


Residential Sales & Lettings

CABBELL ROAD

- AMAZING SEA VIEWS • 2 bedrooms • Right on the sea front • Just minutes to the town centre • Immaculate condition • No upward chain



OVERVIEW

Cromer is a typically quaint and historic seaside town known for its beautiful beaches, its pier and theatre, its fishing heritage, Victorian architecture and of course the world famous delicacy, the Cromer Crab. In the last decade, the town has re-discovered its Victorian charm and now is a mecca for day trippers and holiday makers all year round. Its historic streets have beautiful town houses and fishermen's cottages from a bygone age. This property is located right on the sea front and has panoramic sea views and is just a hop, skip and a jump to the beach!

FIRST IMPRESSIONS

The property is located just across the road from the sea front and just a few minutes walk to the promenade. From the property you can walk east or west and follow the coast to beautiful villages such as East & West Runton and Overstrand.

ENTRANCE

A communal entrance serves 3 apartments within the building. This apartment is on the first floor.

A glazed door opens into the hallway.

HALLWAY

From the hall, doors lead to the lounge, the two bedrooms, the bathroom and kitchen. Carpeted flooring and radiator.

LOUNGE

There are two wide double glazed windows to the front and side aspects with amazing panoramic views of the North Sea and Cromer pier. Also visible the off-shore wind farms. Carpeted flooring, radiator and door to bedroom 2. TV point

KITCHEN

Double glazed window to the side aspect with sea views to the west. The kitchen has a range of base and wall units with worktops over and inset sink and raining board. Integral appliances include an electric oven and grill. Inset four ring gas hob with stainless steel filter extractor unit and downlight over. Spaces for fridge and washing machine. Wood effect vinyl flooring.

FRONT BEDROOM

Double glazed window to the front aspect with panoramic sea views, carpeted flooring and radiator.

BEDROOM 2

Double glazed window to the side aspect with sea views, carpeted flooring and radiator.

SHOWER ROOM

There is a quadrant shower unit, wash hand basin, WC, extractor fan and pebble effect vinyl flooring. Radiator.

COUNCIL TAX

SERVICE CHARGES

ANNUAL SERVICE CHARGES: TBC
GROUND RENT £100 PER ANNUM

RESTRICTIONS

The property can only be used for residential use.

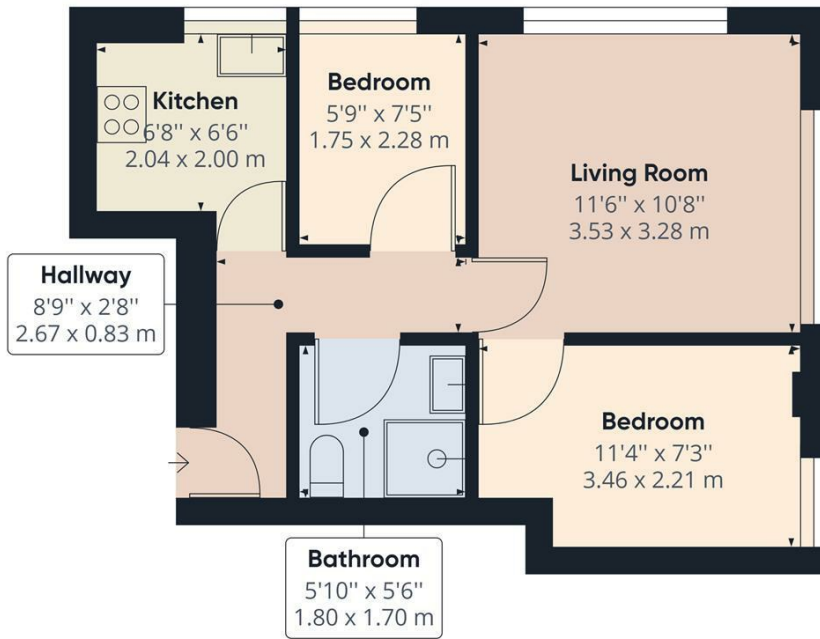
Holiday lets are not permitted.

LEASE

66 years remaining

3 LAKESIDE APARTMENTS





Approximate total area⁽¹⁾
379.08 ft²
35.22 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

HENLEYS
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements