



## CROMER ROAD SHERINGHAM, NR26 8RP

£150,000  
FREEHOLD

\*HOLIDAY LETS PERMITTED\* Located ideally for the town centre and the sea front is this 2 bed ground floor apartment with its own private patio area and communal gardens. The apartment can be used as a holiday let so would make an ideal investment. The property is being sold with no upward chain.

**H**  
**HENLEYS**  
Residential Sales & Lettings

## CROMER ROAD

- Ground floor Apartment
- Ideally situated for the town
- Private Parking
- Communal gardens & Patio area
- Holiday Lets permitted
- Two Bedrooms
- Recently updated
- No Onward Chain.



### Overview

This lovely apartment is located a sought - after area of Sheringham set close by the railway station. The Promenade is within a short distance. You not only enjoy the views, but you hear and feel the energy of the rolling waves. Sheringham is a pleasant picturesque coastal town surrounded by woods and heathland with a good shopping area and quaint back streets. The town has retained its old fishermen's quarter where brightly coloured crab boats are moored on the beach below the promenade. The North Norfolk Railway has its terminus in the town for connection to Weybourne and Holt. Sheringham is on the mainline rail link to Norwich with trains connecting to London and Cambridge

### Entrance

The apartment can be accessed via a footpath from the front of the building or via the rear access from Sadlers Lane. Adjacent to the main entrances the small patio area and beyond that is the off road parking area and communal gardens. The main entrance opens directly into the kitchen.

### Kitchen

The kitchen has a double glazed window to the rear aspect. A range of base and wall units with worktops over and inset sink and draining board. Tiled splash backs to the work surfaces. Built-in appliances include an electric oven and grill and a four ring halogen hob. Space for under counter fridge, exposed floorboards and radiator. A doorway leads to the living room.

### Lounge

Double glazed windows to the side aspect with polished timber flooring and radiator. Feature fireplace with exposed brick and mantelpiece over. Doors open to the two bedrooms and the WC. A further doorway leads to the shower room.

### Bedroom 1

Double bedroom with double glazed window to the rear aspect with a timber floor and radiator.

### Bedroom 2

Double bedroom with double glazed opaque window to the side aspect with a timber flooring, radiator and wall mounted gas boiler.

### Shower Room

Double glazed window to the side aspect. Aqua-board walls throughout and tiled flooring.

### WC

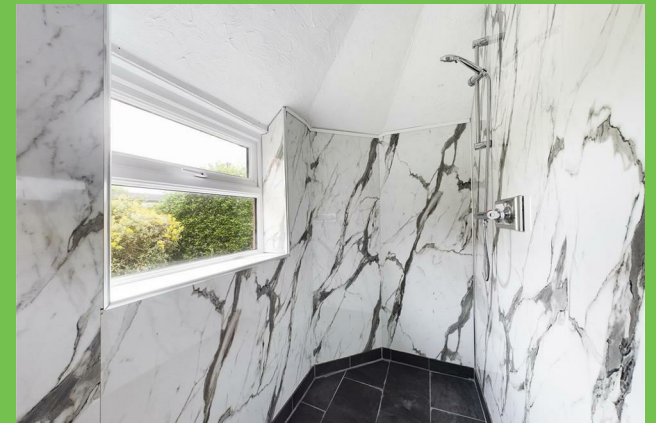
Low-level, dual-flush WC and a wash hand basin. Recessed area with plumbing for washing machine. Wood effect laminate flooring.

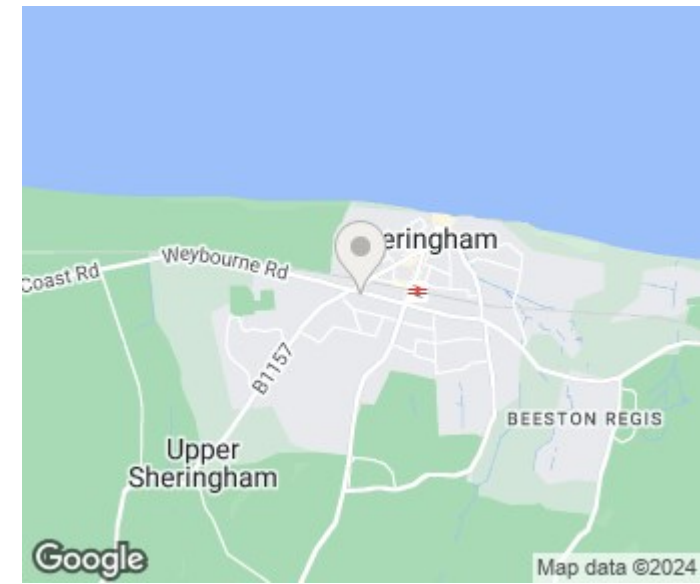
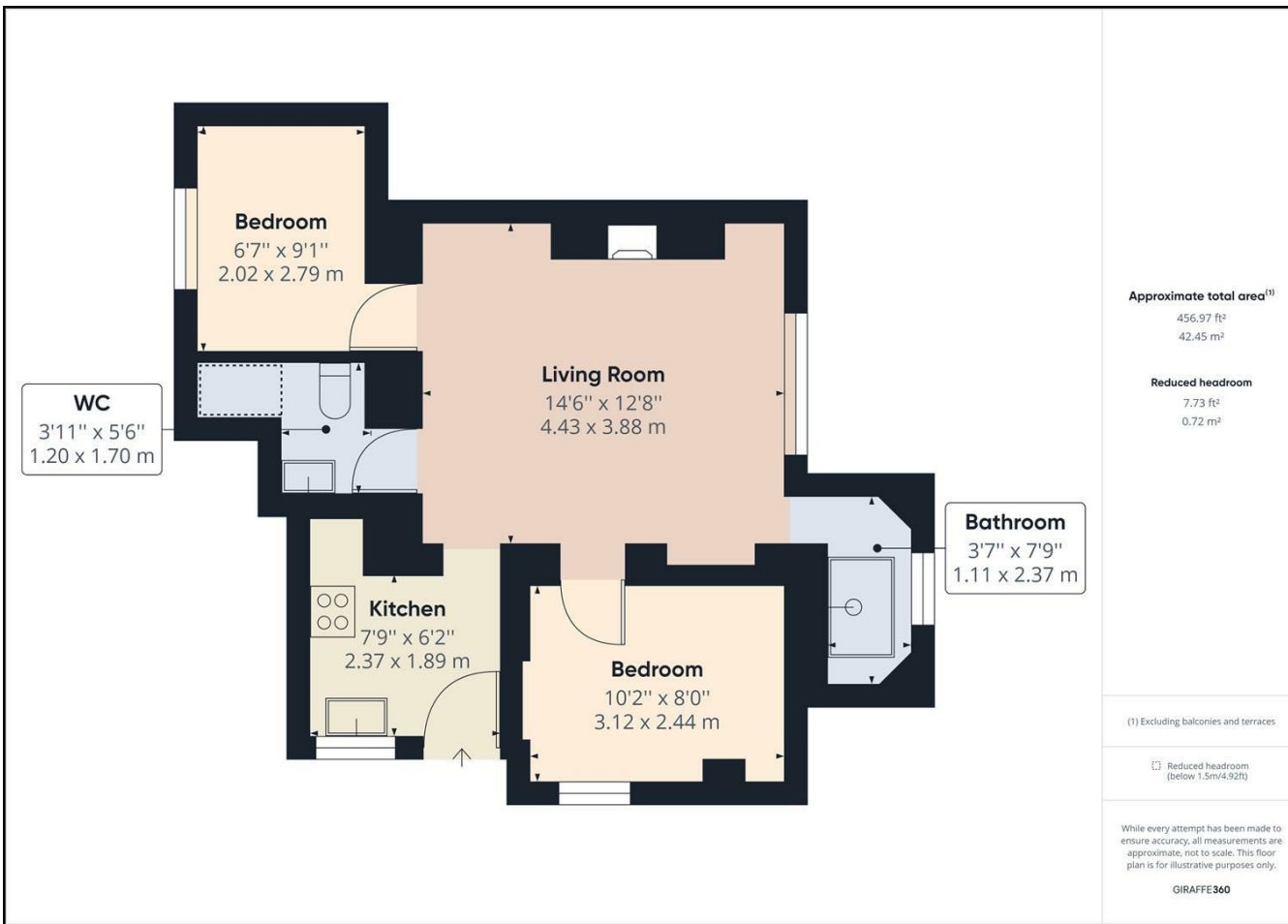
### Lease Details

The lease is Share of Freehold with 6 flats in total.  
Pets are not permitted  
Holiday Lets are permitted with agreement of all owners  
Long Term Lets are permitted  
Charges per annum are currently £600 - £700



# FLAT 3 THE CROFT CROMER





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