



## HOWARDS HILL , CROMER, NR27 9BL

£150,000  
FREEHOLD

\*\* GUIDE PRICE £150,000 - £160,000 \*\*

A spacious two bed ground floor apartment with its own garden and located just a five minute walk to the town and sea front. The property would benefit from some upgrades but has huge potential. Share of freehold and no upward chain!

  
**HENLEYS**  
Residential Sales & Lettings

# HOWARDS HILL

- 2 bedrooms
- Ground floor
- Private garden
- Close to town and sea front
- Share of freehold
- No upward chain



## OVERVIEW

This 2 bed ground floor apartment is located just a short walk to the town centre, transport links, the sea front and shops. It has its own private garden and comes with a share of the freehold. With no upward chain, you could move straight in.

## FIRST IMPRESSIONS

To the front of the property is a small enclosed garden. The main entrance to the apartment is to the front aspect and opens into the hall.

## HALL

From the hall, doors open to the lounge and the kitchen.

## LOUNGE

Double glazed window to the front aspect with carpeted flooring, high level picture rail, radiator and gas fire.

## KITCHEN

Double glazed window to the side aspect. A range of base and wall units with worktops over and inset stainless steel sink and draining board. Wall mounted gas boiler and space for electric cooker/oven. Tiled splash backs to work surfaces. A sliding door opens to the central hall and a further door opens to a bedroom. Radiator.

## BEDROOM 1

Double glazed window to the rear aspect with carpeted flooring and radiator.

## CENTRAL HALL

From the central hall, a sliding door opens to the bathroom. Further doors open to the second bedroom and to the private garden.

## BEDROOM 2

Double glazed windows to the rear and side aspects with a wall mounted radiator.

## BATHROOM

Double glazed opaque window to the side aspect. Three piece suite with a bath and an electric shower over. WC and a wash hand basin. Tiled splash backs.

## GARDEN

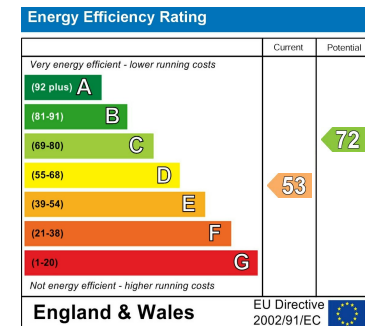
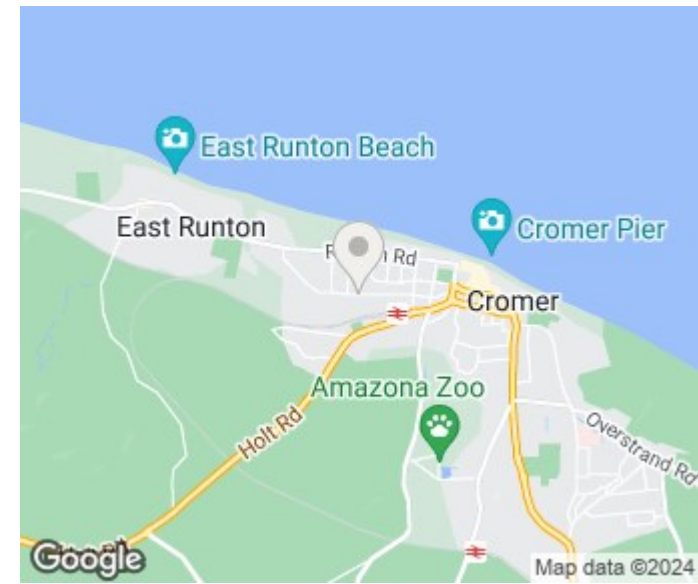
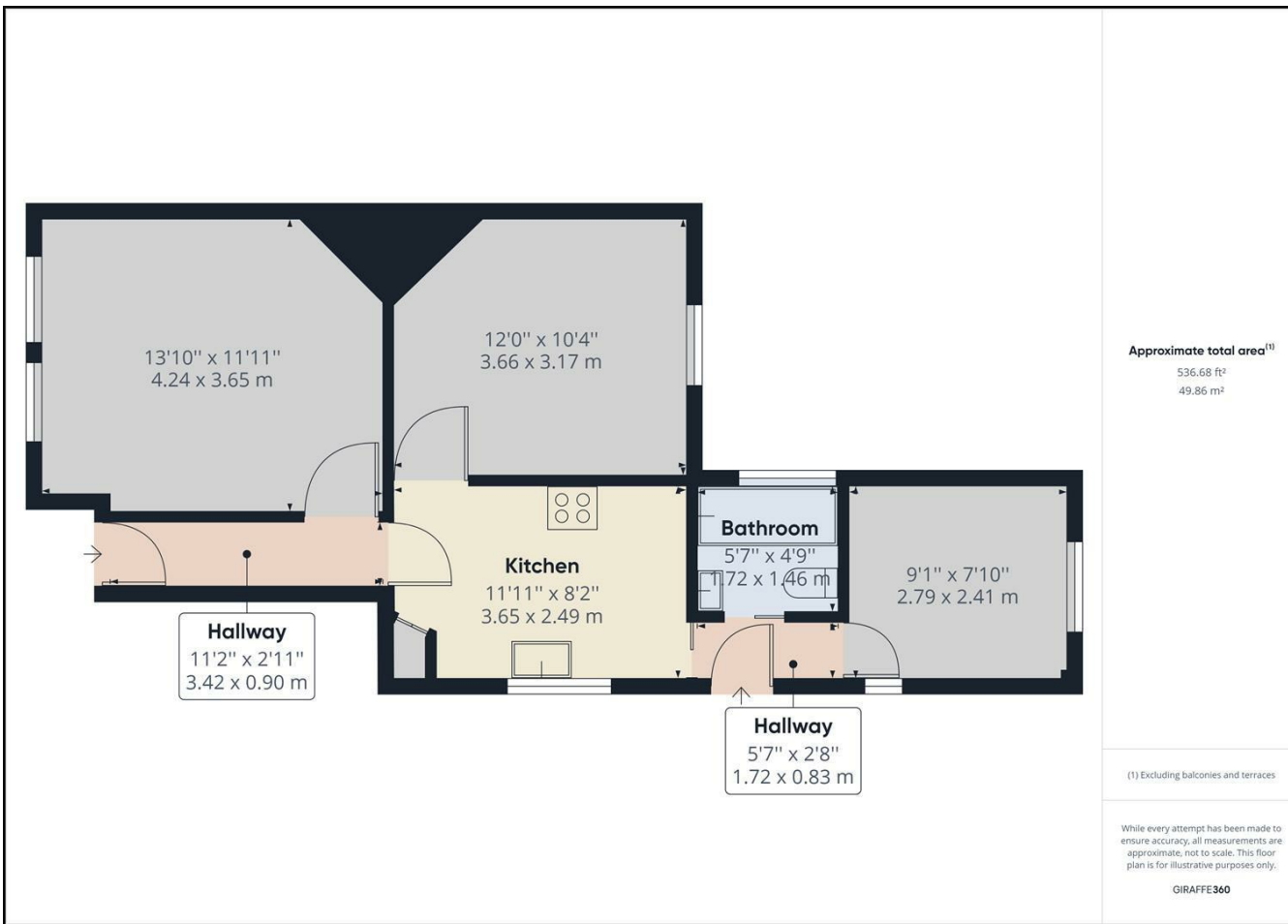
To the side of the property is a hard landscaped garden with a timber shed. To the rear is a pedestrian right of way which leads to the garden for the first floor flat.

## FREEHOLD

The first floor flat pays £10 per annum ground rent and 50% of the buildings insurance. The ground floor apartment is freehold

## 12 HOWARDS HILL





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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