

## OVERSTRAND ROAD , CROMER, NR27 0DJ

£160,000  
LEASEHOLD

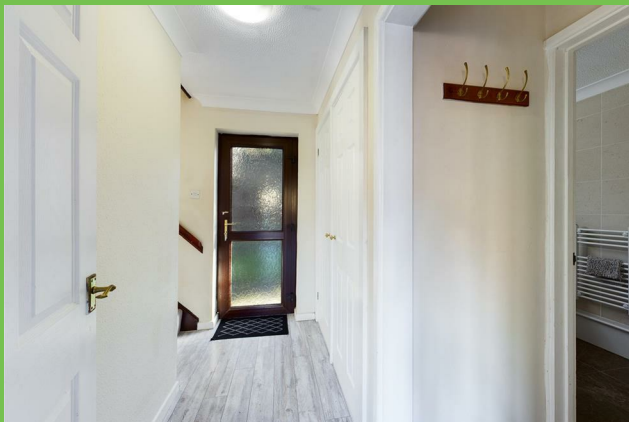
Offering contemporary styled accommodation throughout comprising of: entrance hall with coat and storage cupboard, bathroom, open plan lounge/diner with access to the extensive patio terrace, fitted kitchen and ground floor bedroom. Upstairs there are two bedrooms off the galleried landing. Both bedrooms enjoy built in wardrobes and a beautiful view over Cromer. The private rear terrace as pleasant views of the country club, this fantastic terrace is ideal for entertaining.

This property further benefits from the onsite facilities such as the restaurant, bar, gym and swimming pool, making it an ideal holiday let the property can be holiday let.

  
Residential Sales & Lettings

# OVERSTRAND ROAD

- Reduced for quick sale
- Villa in Country Club Setting
- Three double bedrooms
- Family bathroom
- Fitted Kitchen
- Large open plan lounge diner
- Large private terrace
- Leisure facilities on site
- Great Holiday let opportunities
- Viewing highly recommended



## OVERVIEW

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## ENTRANCE HALL

Door to the front, laminate wood floors, built in cupboards, stairs to the first floor and doors to bathroom and into lounge, diner and kitchen.

## BATHROOM

Double glazed window to the front, fully tiled, bath with shower and glass screen, heated towel rail, shaver point, wash hand basin, WC, and wall mounted fan heater.

## BEDROOM

Double glazed window to the rear, built in wardrobe and wood effect flooring.

## LOUNGE/DINER

Double glazed windows and door to the balcony, wood effect flooring, tv point, telephone point storage wall lights, under stairs storage and opening into the kitchen.

## KITCHEN

Double glazed window to the front, wall and base units, electric hob with built in oven with extractor fan, stainless steel

## LANDING

Built in cupboard, loft access, wood effect flooring, storage heaters and doors into bedrooms.

## BEDROOM

Double glazed window to the rear, built in wardrobe, wood effect flooring and storage heater.

## BEDROOM

Double glazed window to the side and the rear, built in wardrobe and storage heater.

## BALCONY

This extremely large terrace is a great space for entertaining, al fresco dining and enjoying the long summer evenings and micro climate Cromer benefits from.

## AGENTS NOTE

Leasehold: 60 years remaining.

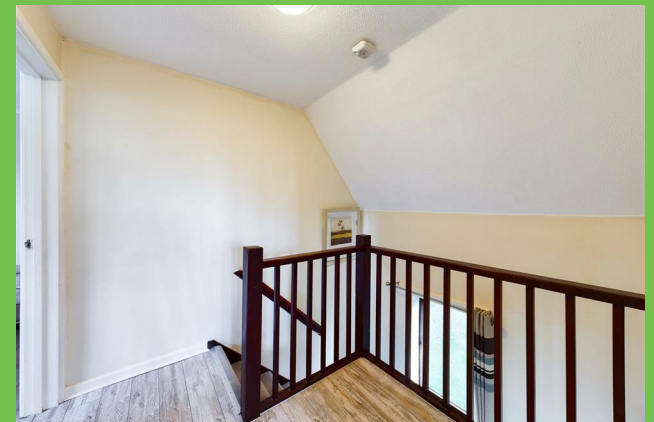
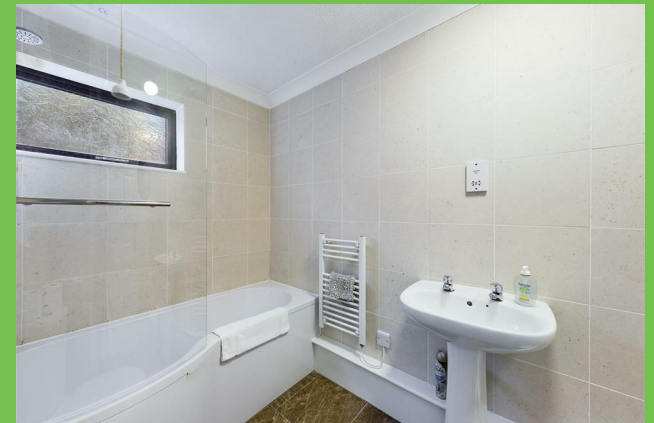
The ground rent and service charges for the year are £4000,00

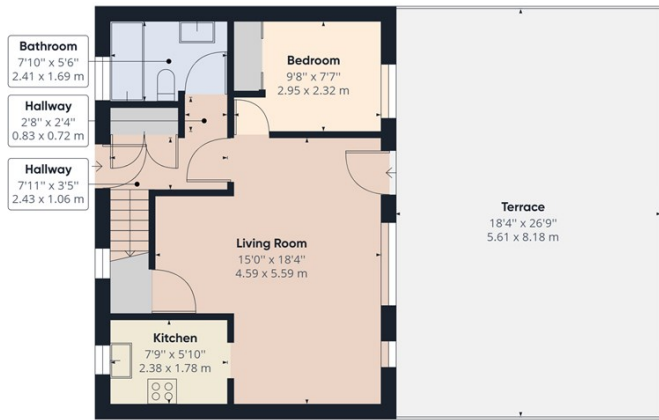
The villa can be holiday let for 11 months of the year.

There are charges of £500 for use of leisure facilities from September - May

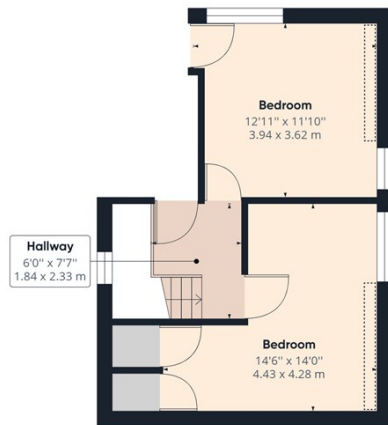
The property is not for full residential use.

## OVERSTRAND ROAD





Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

828.86 ft<sup>2</sup>  
77.00 m<sup>2</sup>

**Reduced headroom**

13.51 ft<sup>2</sup>  
1.26 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	