



CLIFF AVENUE CROMER, NR27 0AN

£295,000
LEASEHOLD - SHARE OF FREEHOLD

This stunning two bedroom apartment is set in the highly sought after tree lined Cliff Avenue. The property is within walking distance to the stunning beaches of Cromer, along with the famous Cromer Pier, shops, restaurants, 18 hole golf course and varies other amenities. The property is also conveniently placed for trains to the beautiful cathedral city of Norwich and London.

'Tudor Villas' was built in 1901 as the seaside home of an Indian Prince, he was friends with Edward VII who, before becoming King, stayed at the property. Testament to this can be seen in the stunning communal entrance hall where the Royal Crest is depicted in stained glass. From the opulent communal entrance hall you rise to the first floor via a beautiful turning staircase.


Residential Sales & Lettings

CLIFF AVENUE

- CHAIN FREE • SOUGHT AFTER LOCATION • TWO DOUBLE BEDROOMS • BEAUTIFUL PERIOD CONVERSION • SHARE OF FREEHOLD • FAMILY BATHROOM • OPEN PLAN LOUNGE KITCHEN DINER • SEAVIEWS • CLOSE TO BEACH & TOWN CENTRE • VIEWING RECOMMENDED



Overview

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Cromer

Located on the exceptional residential area of Cliff Avenue, considered the best in Cromer and in the heart of conservation area, is quiet and relaxing yet just a few minutes' walk to the blue flag sandy beach and town. Cromer is a picturesque coastal town with a good selection of shops and restaurants. Dominating the views are the medieval church, which has the highest tower in Norfolk and there is a spectacular Victorian pier, at the end of which is a restaurant and a 500-seat pavilion theatre. The theatre hosts a wide variety of

shows, from March to the end of December and is also home to a modern Lifeboat, which is launched from the end of the pier slipway. Cromer is renowned for its award-winning sandy beaches and its famous Cromer Crabs. Other attractions include a cinema, Amazonia Zoo and the Cromer Museum and Lifeboat Museum. The town has its own railway station with a good service to Norwich and other prime amenities including a hospital, doctors' surgery, dental surgery, library and the Royal Cromer Golf Club (18 hole).

Communal Entrance hall

Grand entrance hall, feature stained glass windows, carpeted flooring and stairs off to communal landing.

Entrance hall

Intercom, wood effect flooring, spotlights to ceiling and doors off to rooms.

Open Plan Kitchen-Diner Lounge

This immaculate room has wood effect flooring throughout and spotlights to ceiling. A large original window to the front and side of the room allowing for stunning sea views. The kitchen is contemporary with wall and base units built in fridge freeze, inset oven and hob. There are two wall mounted radiators and the boiler is housed in the kitchen.

Bathroom

This family bathroom is partly tiled with spotlights to ceiling, wall mounted chrome towel rail and extractor fan. The suite comprises, low level WC, pedestal wash basin, panelled bath with shower over and glass screen.

Master bedroom

Stunning stained glass windows to the side, bespoke fitted wardrobes, storage and TV stand area. Wooden flooring and wall mounted radiator.

Bedroom

Original sash window to the side, fitted wardrobe, wall mounted radiator and wood effect flooring.

Parking

There is allocated parking to the outside and visitor parking

Agents note

Share of freehold

Leasehold

Holiday lets permitted

No pets

Mains gas electric & water

Ground rent £0.00

EPC 71C Potential 82B

Service Charges £135.00 PCM

4, TUDOR VILLAS CLIFF AVENUE



