



## PEELE HOUSE

CROMER, NR27 9HA

£600,000  
LEASEHOLD - SHARE OF FREEHOLD

This impressive property enjoys amazing sea views from the moment you step inside. The entrance hall provides access out to the communal shingled courtyard garden and has a downstairs cloakroom. Through into the dining room again offers you the opportunity to access the garden area from the French doors, steps take you up to the kitchen. To the first floor is a spacious landing with a large bay window and seating area, again those sea views are there to be enjoyed ! On this floor is the sitting room which leads down to a further lounge/snug area. On the second floor we have the two double bedrooms and bathroom, sea views from the main bedroom allow you to wake up in the morning and see the sea plus a further opportunity to lie in the bath and see the sea.

Other benefits include it's town centre location which provides the opportunity to be close to all the amenities yet giving a feeling once inside of a more peaceful surroundings, there is also gas central heating and use of the communal courtyard with it's seating plus steps leading down to the Promenade.

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# PEELE HOUSE

- Regal Three Storey Residence • Town Centre Location • Stunning Sea Views From ALL Front Facing Windows • Viewing Highly Recommended • First Floor Sitting Room & Snug • Grade II Listed Georgian • Communal Gardens • Two Bedrooms • Private access to seafront & beach • Chain Free



## CROMER

As feature in The Times "Cromer has been voted number 2 hotspot to invest in the country"

Cromer Pier has been voted pier of the year.

Cromer is an extremely popular seaside town on the North Norfolk coast, which became a resort in the early 19th century with some of the rich Norfolk banking families making the town their family destination. Facilities include the late Victorian pier, home to the pavilion theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs, along with restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

The area boasts two prestigious golf courses, Sheringham (voted in the top 100 golf courses) and Royal Cromer. Nearby National Trust properties including Felbrigg and Blickling Halls, together with Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance. Bus and rail links provide excellent transport links to the city of Norwich some 23 miles with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under 2 hours and Norwich International Airport on the northern outskirts of the city now easily accessible with the completion of the northern distributor road. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles

## PEELE HOUSE

**\*\* CHAIN FREE \*\***

Peele House is a stunning Grade II listed Georgian house

divided into stylish apartments. If it wasn't for the main communal entrance this well appointed residence lends itself as a smart Georgian Town House with the most impressive "SEA VIEWS " from all the front facing windows including views to the Victorian pier. Peele House is located on Tucker Street which gets its name from George Cooke Tucker, who owned a hotel here in the early 19th Century. Peele House history includes interesting rumours that the cellar was where smugglers came ashore and used these underground vaults to distribute their goods !!

## OVERVIEW

**\*\*CHAIN FREE\*\***

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All the apartments share the use of the cellar/basement ideal for bikes, surfboards etc.

Other benefits include it's town centre location which provides the opportunity to be close to all the amenities yet giving a feeling once inside of a more peaceful surroundings,

there is also gas central heating and use of the communal courtyard with it's seating plus steps leading down to the Promenade.

## OUTSIDE

Peele House has the benefit of a communal shingled and decked garden area with bench seating offering great coastal views across to the pier. Access to the garden area is gained through the communal hall for all the other resident. However, this particular residence enjoys direct access from the ground floor straight into the garden. There is also a pedestrian path and steps down on the Promenade.

## COMMUNAL ENTRANCE

A well kept communal entrance with steps leading down to:

## PRIVATE ENTRANCE HALL

Stairs to the first floor, radiator, door to courtyard

## DINING ROOM

French doors providing direct access to the patio area, radiator and high ceiling with step up to:

## KITCHEN

BRAND NEW Fitted kitchen. Wall and base units, part tiled, granite work tops, butlers sink, built in dishwasher, washing machine and fridge freezer. Built in gas hob and oven with extractor fan. Window to the front and radiator.

## CLOAKROOM

Located off the entrance hall with a low level WC, wash basin, radiator and under stairs storage space

## FIRST FLOOR

## LANDING

This spacious landing offers a wonderful bay window with

seating, built in storage cupboard which is currently providing an ideal area to be used as an office. Radiator, door through to:

## SITTING ROOM

Lovely bay window with " sea view " and radiator, steps down to:

## SNUG

With front facing window, radiator and attractive cast iron feature fireplace

## SECOND FLOOR

Landing with radiator

## BEDROOM ONE

Another stunning coastal view from this main bedroom with a range of fitted wardrobes, radiator and a Velux window

## BEDROOM TWO

Front facing window, radiator and a cast iron feature fireplace

## BATHROOM

A three piece suite comprising a bath with shower over, low level WC, wash basin, heated ladder style towel rail, shaver point, airing cupboard housing the gas fired boiler and more sea views from the window

## AGENTS NOTE

Peele House is made up of 8 flats where 7 flats own the freehold (one share each) that is held under a company named Peele House management company. The remaining flat (no 6) is leasehold.

# 5 PEELE HOUSE





Ground Floor



Floor 1



Floor 2

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

1261.64 ft<sup>2</sup>  
117.21 m<sup>2</sup>

Reduced headroom

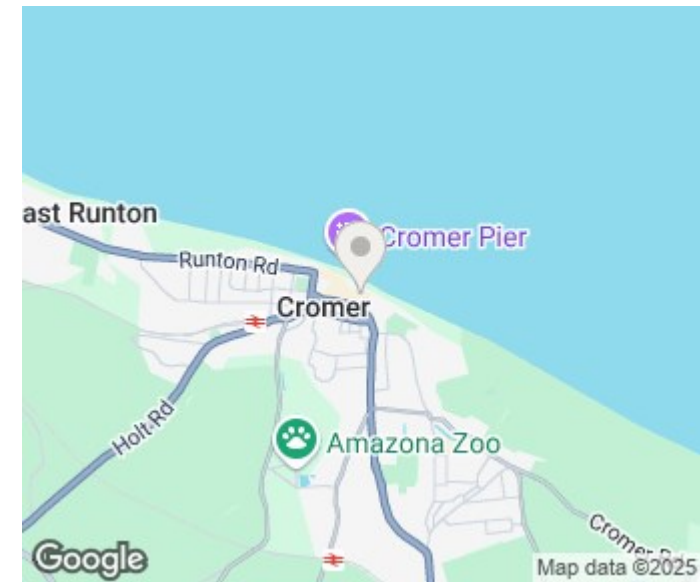
9.94 ft<sup>2</sup>  
0.92 m<sup>2</sup>

(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 |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>85</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>71</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 |           |