



ARBOR HILL CROMER, NR27 9DN

£450,000
FREEHOLD

*** GUIDE PRICE £450,000 - £475,000 ***

FANTASTIC AND RARE OPPORTUNITY

This 1950s detached property is set in a highly sought after area of Cromer with the most stunning sea views. This property is in need of a refurbishment and is set on a large plot with massive scope. The property currently consists of a spacious entrance hall, cloakroom, three reception rooms, kitchen and conservatory. To the first floor there are three double bedrooms and a family bathroom. The property is set on a large plot with gardens to the front and rear with stunning sea views.

Call Henleys to book a viewing.

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HENLEYS
Residential Sales & Lettings

ARBOR HILL

- Chain Free • Excellent Renovation Opportunity • Large Detached House • Development Opportunity • Stunning Sea Views • Highly sought after area • Close to town centre • Close to beach • Tucked away but still close to Cromer town centre • Viewing highly recommended.



Cromer

Cromer is a vibrant predominantly Victorian town perched on the very edge of the North Norfolk Coast, famous for its wide open beaches, Cromer crabs and traditional pier complete with theatre providing Seaside Special variety shows. Rich in its fishing heritage, Cromer also has a lighthouse and a proud tradition of RNLI service. There is an excellent mix of small independent local shops and a wide variety of cafes, restaurants, pubs and holiday accommodation together with train and bus links to The Broads and Norwich, some 23 miles distant. There is also a hospital, doctors and dental surgery, library and The Royal Cromer Golf Club.

The property is within walking distance to the local infant, primary and secondary school along with transport links and doctors and hospital.

Overview

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family bathroom. The property is set on a large plot with gardens to the front and rear with stunning Seaview's.

Hallway

The front door opens into the entrance hallway with parquet effect flooring, window to side aspect, wall mounted radiator, stairs to first floor and doors to living room, dining room, kitchen and WC.

Living Room

Windows to front and side aspect, wall mounted radiator, brick fireplace with tiled hearth, open fire (not in use), picture rail and carpeted floor.

Second Reception Room

Window to side aspect, french doors and windows to rear into sunroom, wall mounted radiator, brick fireplace with tiled hearth, picture rail and carpeted floor.

Sunroom

Exposed brick sunroom with windows to rear and both side aspects, single door to side aspect, lighting, power and carpeted floor.

Kitchen

Window to rear aspect, wall and floor units, natural stone effect laminate worktop, space for under counter fridge, space for freestanding cooker, pantry cupboard, wall tiled splashback and tile effect vinyl flooring,

Dining Room

Window to front aspect, glazed door to rear aspect, wall mounted radiator, wall light and tile effect vinyl flooring.

WC

Obscured window to side aspect, pedestal basin, low level cistern and pan single flush, wall mounted mirrored storage unit, brass framed glass shelf, brass beaker holder, wall mounted mirror, decorative wallpaper, complementing tiled splashback, quarry tiled floor and skirting.

Landing

Window to front aspect, wall mounted radiator, panelled balustrade, carpeted floor and doors to family bathroom, bedroom one, bedroom two, bedroom three and storage cupboard.

Family Bathroom

Window to side aspect, shower enclosure, close coupled dual flush WC, single ended bath, pedestal basin, wall mounted radiator, wall mounted mirrored cabinet, tiled splashback vinyl flooring.

Bedroom One

Window to front aspect, built in double door storage, wall mounted radiator, built in curved window seat and storage, pendant light and carpeted floor.

Bedroom Two

Windows to side and rear aspect, wall mounted radiator, pendant light and carpeted floor.

Bedroom Three

Windows to rear aspect, wall mounted radiator, pendant light and carpeted floor.

Outside

The front garden is mainly lawned with a gravel path to the front entrance, short stone walls bridge the levels at the front.

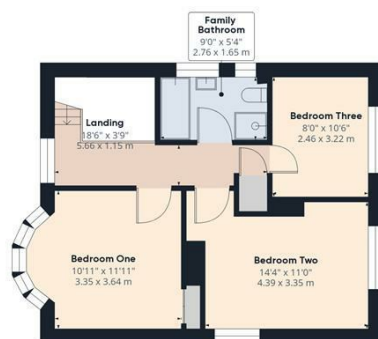
To the rear is mainly lawn with mature shrubs and trees,

2 ARBOR HILL





Ground Floor



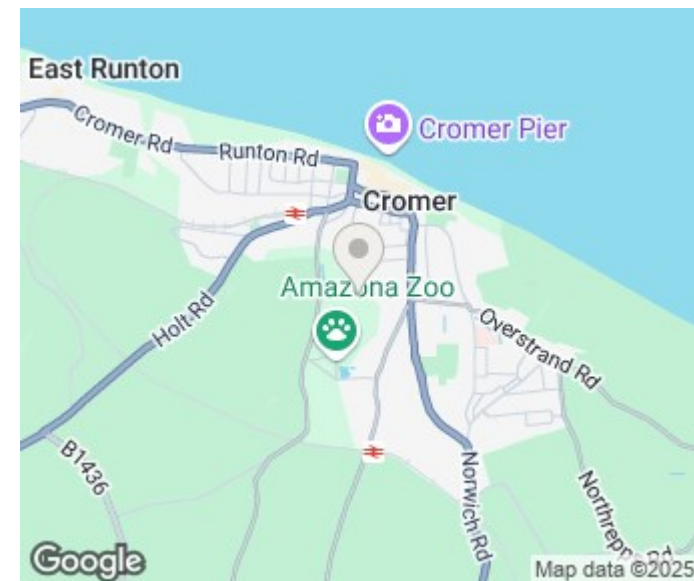
Floor 1

Approximate total area¹⁾
1324.78 ft²
123.08 m²

(1) Excluding balconies and terraces

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) A		
(81-91) B		
(69-80) C		76
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	