

## CABBELL ROAD

CROMER, NR27 9HX

£385,000  
FREEHOLD

This traditional style nine bedroom townhouse would make an excellent renovation project right in the heart of the coastal town of Cromer. Just a ONE minute walk from the front door to the town and a TWO minute walk to Cromer Pier/Promenade/Beach, this property has great potential to be a spacious family home or a project to make a coastal bolthole. This property also boasts a parking space to the rear, a real valuable commodity so close to the town centre. A low maintenance garden area and traditionally tiled porch front with a timber stained glass door.

This property has seen to appreciate its true traditional features and the potential it has. Call Henleys today to book a viewing.

**HENLEYS**  
Residential Sales & Lettings



## CABBELL ROAD

- \*\* CHAIN FREE \*\*
- \*\* EXCELLENT RENOVATION OPPORTUNITY \*\*
- Nine Bedroom
- Spacious Living Room
- Traditional Features
- Front Balcony
- Call Henleys to arrange a viewing
- Close to beach and town centre
- Close to shops and transport links
- Cromer mentioned in The Times and American Vogue



### Cromer

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 Norwich banking families making the town their family destination. Facilities include the late Victorian pier, the home to the Pavilion Theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs alongside restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties include Felbrigg and Blickling Halls, 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 two hours and the Norwich International Airport on the northern outskirts of the city. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles.

### Overview

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to Cromer Pier/Promenade/Beach, this property has great potential to be a spacious family home or a project to make a coastal bolthole. This property also boasts a parking space to the rear, a real valuable commodity so close to the town centre. A low maintenance garden area and traditionally tiled porch front with a timber stained glass door.

The property comprises:

Ground Floor:

Two Reception Rooms,  
Dining Room  
Kitchen  
WC  
Hallway

First Floor:

Living Room  
Bedroom One  
Bedroom Two  
Bedroom Three  
Bathroom  
Landing

Second Floor:

Bedroom Four  
Bedroom Five  
Bedroom Six  
Bedroom Seven

WC

Landing

Third Floor:

Bedroom Eight

Bedroom Nine

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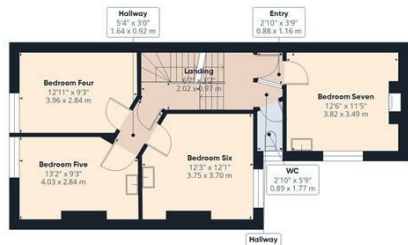
Ground Floor



Floor 1

Approximate total area<sup>m</sup>  
 2485 ft<sup>2</sup>  
 230.9 m<sup>2</sup>

Reduced headroom  
 45 ft<sup>2</sup>  
 4.2 m<sup>2</sup>



Floor 2



Floor 3

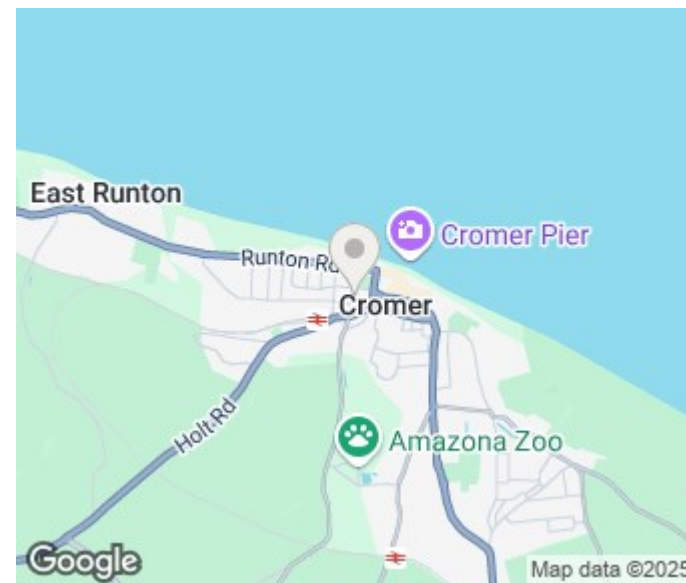
(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	