



## HARBORD HOUSE

OVERSTRAND, CROMER, NR27 0PN

£210,000

LEASEHOLD - SHARE OF  
FREEHOLD

\*\*\*\*GUIDE PRICE £210,000 - £220,000 \*\*\*\* \*\*\* CHAIN FREE\*\*\*

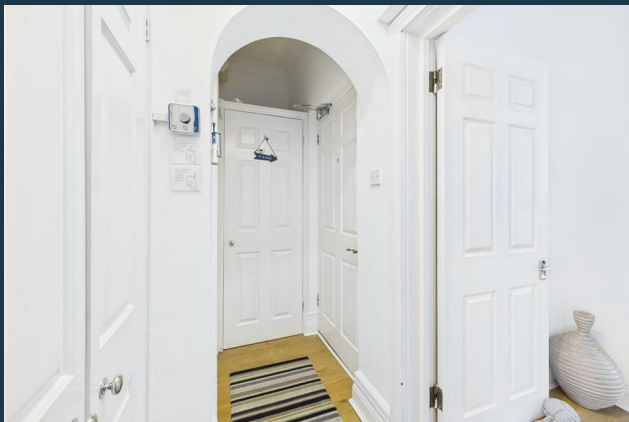
Currently holiday let

Overstrand is one of North Norfolk's most sought after villages just a few miles from the historic seaside town of Cromer. The village has a lovely community spirit with a pub, village shop, cafes and good transport links. This delightful ground floor apartment has been upgraded to a very high standard but in keeping with its original Victorian charm.

henleys  
ESTATE AGENCY SIMPLIFIED

# HARBORD HOUSE

- Stunning ground floor apartment
- Highly sought after village location
- Walking distance to stunning beaches
- Walking distance to village shop, cafe and pub
- Currently a successful holiday let
- One double bedroom
- Family bathroom
- Fitted kitchen
- Open plan lounge diner
- Viewing highly recommended



## Overstrand

The historic village of Overstrand known as the village of millionaires, is located on a beautiful stretch of the North Norfolk coastline about two miles to the east of Cromer. The highly popular village provides local amenities only moments away from this property including convenience store, post office, primary school, public house, fish shop, cafe and church, in addition to wonderful coastal and countryside walks and some of the finest golden beaches along the North Norfolk coastline.

More extensive facilities are available in nearby Cromer including supermarkets, a wide range of other shopping facilities, doctors' surgery, hospital, the award winning Cromer pier, Royal Cromer Golf Club, schools and a wide range of other amenities. The village itself is well connected with a regular bus service to Cromer and along the coastline, from Cromer there is a station providing regular train services on the Norwich to Sheringham line.

## Overview

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

Currently a successful holiday let  
Immaculate throughout

Overstrand is one of North Norfolk's most sought after villages just a few miles from the historic seaside town of Cromer. The village has a lovely

community spirit with a pub, village shop, cafes and good transport links. This delightful ground floor apartment has been upgraded to a very high standard but in keeping with its original Victorian charm.

## Communal entrance hall

The main entrance to the property is off Harbord Road. A communal hallway has stairs to all floors and a lovely open period fireplace. A door leads into the apartment.

## Hallway

The hallway has engineered oak laminate flooring which flows into the lounge/diner, the bedroom and in to the kitchen. Doors lead to the lounge/dining room, the bedroom and the bathroom. There is an in-built storage cupboard which also has the intercom entry system. Double doors open to the airing cupboard which houses the hot water tank with immersion and shelving. Ceiling mounted downlights.

## Open plan living room- dining room

The lounge-diner is open plan and divided in to two areas by a full width ceiling arch. The lounge area has a large sash bay window to the front aspect. A further sash window is in the dining area to the front aspect. There are high ceilings and decorative period coving. In the lounge there is a wonderful period fireplace which has a cast iron surround and granite mantelpiece and tiled hearth. There are wall

mounted radiators in both the lounge and dining area. Wall mounted up-lights. French doors open to the kitchen with a half-moon borrowed light above.

### **Kitchen**

The kitchen has high quality base and wall mounted units with solid oak worktops over. Integral appliances include a Zanussi electric double oven and grill, a four ring gas hob with cooker hood and downlight over, a built in fridge and washing machine and a built in microwave oven. There is a stainless steel sink and draining board with a brushed steel mixer tap and tiled splash-backs to all work surfaces. The kitchen is glazed to the rear aspect. Ceiling mounted downlights and decorative coving.

### **Bedroom**

The bedroom has a sash opaque glazed window to the rear aspect. The bedroom has high ceilings and decorative coving. In one corner is a deep built in wardrobe with double doors. Further high level storage cupboards are situated on the other end of the room.

### **Bathroom**

The bathroom has a solid tiled floor and has timber clad walls to half height. The bathroom has a period style suite consisting of a free standing roll top bath with chrome mixer tap and shower attachment, a low level WC and wash hand basin. There is a dual voltage shaver point, an extractor

fan and a wall mounted towel rail heater.

### **Agents note**

Chain free

Registered for Business Rates

EPC -

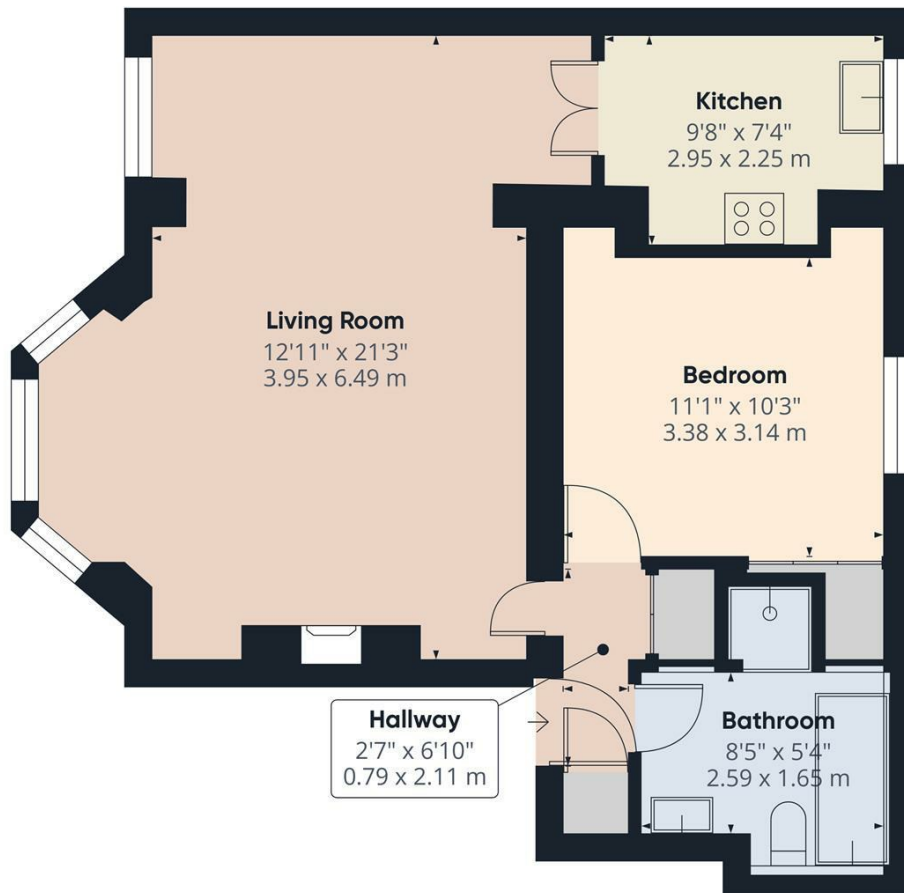
Holiday lets allowed

Pets on permission

Furniture can be purchased by separate negotiation.

## **FLAT 1 HARBORD HOUSE**





Approximate total area<sup>(1)</sup>  
611 ft<sup>2</sup>  
56.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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

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