



CORNER STREET , CROMER, NR27 9HW

£320,000
FREEHOLD

Right in the heart of Cromer Town Centre is Corner Cottage. This two bedroom property has been maintained to a high standard and its location is ideal for the town centre and the beach, which is just a minutes walk from the property. The ground floor comprises an open plan kitchen/dining room and a sitting room. On the first floor there are two double bedrooms and a bathroom. Parking is directly outside the property.

This property could be used as a convenient family home or a great investment opportunity (currently used as a holiday let). With shops, pubs, arcades, health & beauty salons, bistro's, restaurants, supermarkets and more all within walking distance of the property, this property has a wealth of convenience whilst maintaining the charm of a seaside resort cottage.

Call Henleys to arrange a viewing.

henleys
ESTATE AGENCY SIMPLIFIED

CORNER STREET

- **** CHAIN FREE **** • Just yards from the sea front • Two Bedrooms • Beautifully presented • Off road Parking • Fantastic town centre location • Currently a successful holiday let • Call Henleys to arrange a viewing



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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maintained to a high standard and its location is ideal for the town centre and the beach, which is just a minutes walk from the property. The ground floor comprises an open plan kitchen/dining room and a sitting room. On the first floor there are two double bedrooms and a bathroom. Parking is directly outside the property.

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Kitchen/Dining Room

A uPVC woodgrain effect door opens directly in to the kitchen/diner. Double glazed window to the front aspect, range of base and wall mounted units with solid timber worktops over, inset stainless steel sink and drainer, space and plumbing for washing machine, Integral 400mm dishwasher, Integral appliances include an electric oven and grill and a four ring gas hob with stainless steel extractor unit and downlighting over, wall mounted radiator and wood effect flooring. Stairs rise to the first floor and a door leads to the living room.

Living Room

Double glazed window to the front aspect, TV point, a wall mounted radiator and carpeted flooring,

First Floor Landing

Carpeted stairs rising from the ground floor, double glazed window to the front aspect, doors open to Bedrooms 1, 2 and Bathroom.

Bedroom One

Double glazed window to the front aspect, wall mounted radiator, carpeted flooring.

Bedroom Two

Double glazed window to the front aspect, wall mounted radiator, carpeted flooring.

Bathroom

An obscured glazed door opens to the bathroom. The bathroom has a bath with separate twin shower heads, low level dual flush WC, wash hand basin, wall mounted heated towel rail, extractor fan and wood effect flooring.

Parking

To the front of the property is a brick weave parking area providing off road parking for one car.

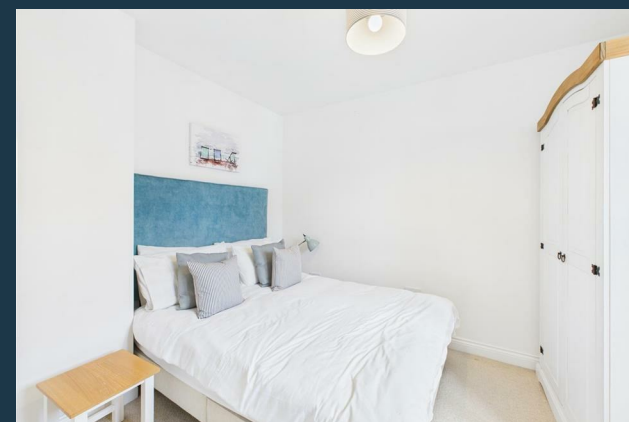
Agents Notes

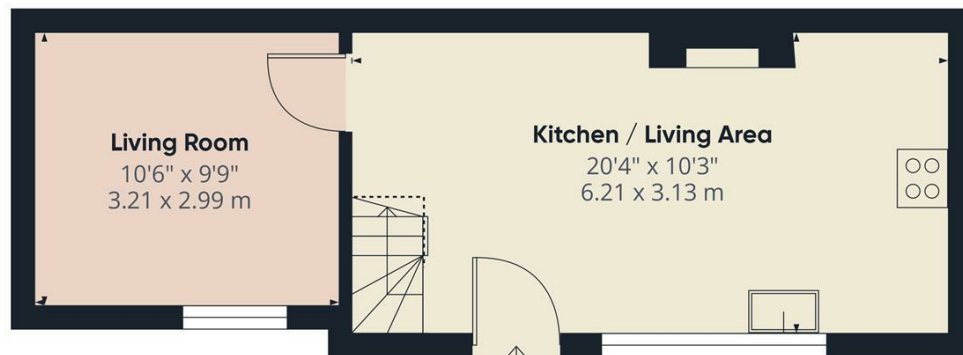
The property is freehold and has all main services connected.

EPC Rating 76 (C) with potential for 91 (B)

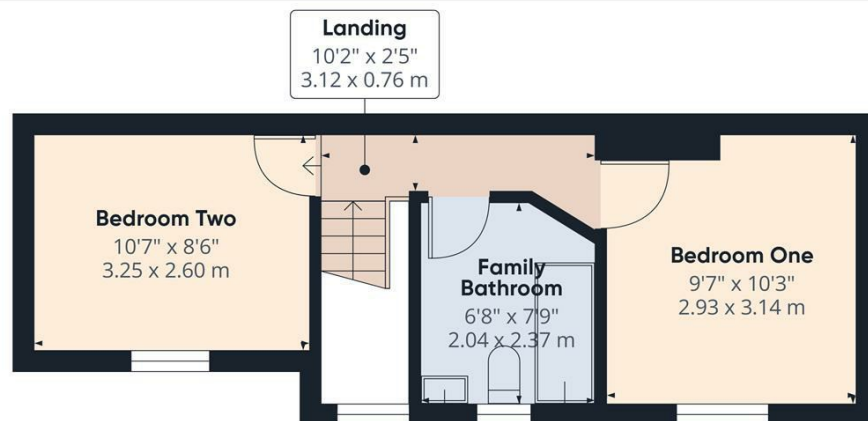
Council tax band B

CORNER STREET





Ground Floor



Floor 1

Approximate total area⁽¹⁾
579 ft²
53.8 m²

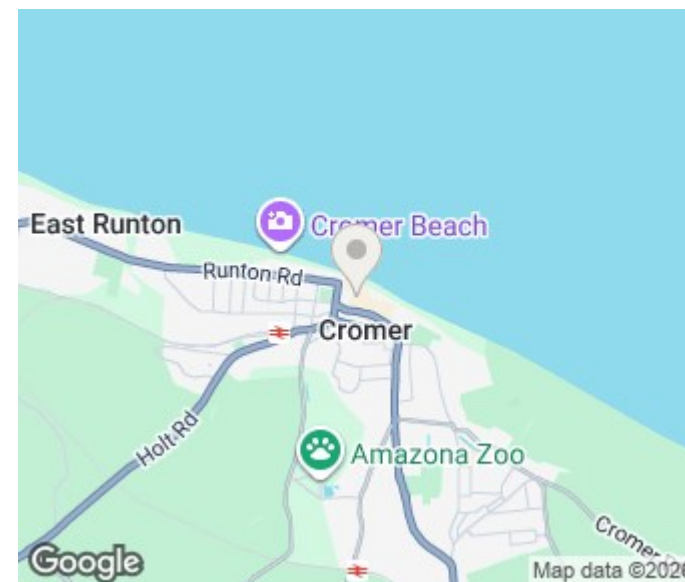
Reduced headroom
6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(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	

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