henleys
ESTATE AGENCY SIMPLIFIED



FLAT 8

Overstrand, NR27 0PN

£210,000 - £220,000

Leasehold

FLAT 8, HARBORD HOUSE

Harbord Road
Overstrand
NR27 0PN

- Top-floor apartment within an attractive period building
- Prime central position in the coastal village of Overstrand
- Impressive & generously proportioned lounge/diner
- Separate contemporary kitchen
- Comfortable double bedroom
- Bathroom with bath & separate shower
- Beautifully presented throughout
- Moments from Overstrand beach & coastal walks
- Ideal permanent home, coastal retreat or lock-up-&-leave
- Easy access to Cromer & the wider North Norfolk coastline

Occupying a wonderful position in the heart of Overstrand, Harbord House places the very best of this charming coastal village within easy reach. From the wide sandy beach & dramatic cliff-top walks to the village's independent amenities, welcoming public houses & café culture, Overstrand offers an increasingly desirable blend of coastal living & everyday convenience. Cromer lies just along the coast, providing a wider range of shops, restaurants & transport connections, while the surrounding North Norfolk coastline & countryside offer endless opportunities to explore.

Positioned on the top floor, Flat 8 is a beautifully presented apartment with an appealing sense of space & character. The accommodation centres around an impressive lounge/diner, a wonderfully generous room with an unusual angled ceiling line, multiple windows & ample space for both relaxing & entertaining. A separate kitchen is thoughtfully arranged with contemporary cabinetry & integrated cooking facilities, while the double bedroom provides a comfortable & restful retreat. The bathroom is equally well appointed, combining a bath & separate shower enclosure. Throughout, the apartment has been presented with considerable care, creating a home that feels both elegant and immediately inviting.

The top-floor setting gives the apartment a distinct sense of privacy and individuality, while its position within this handsome period building adds further architectural appeal. Whether imagined as a permanent home by the coast, an elegant weekend retreat or a lock-up-and-leave base from which to enjoy North Norfolk, this is a beautifully balanced apartment in one of the area's most appealing coastal villages - a place where the beach, village life & the wider North Norfolk landscape are all quite literally on the doorstep.

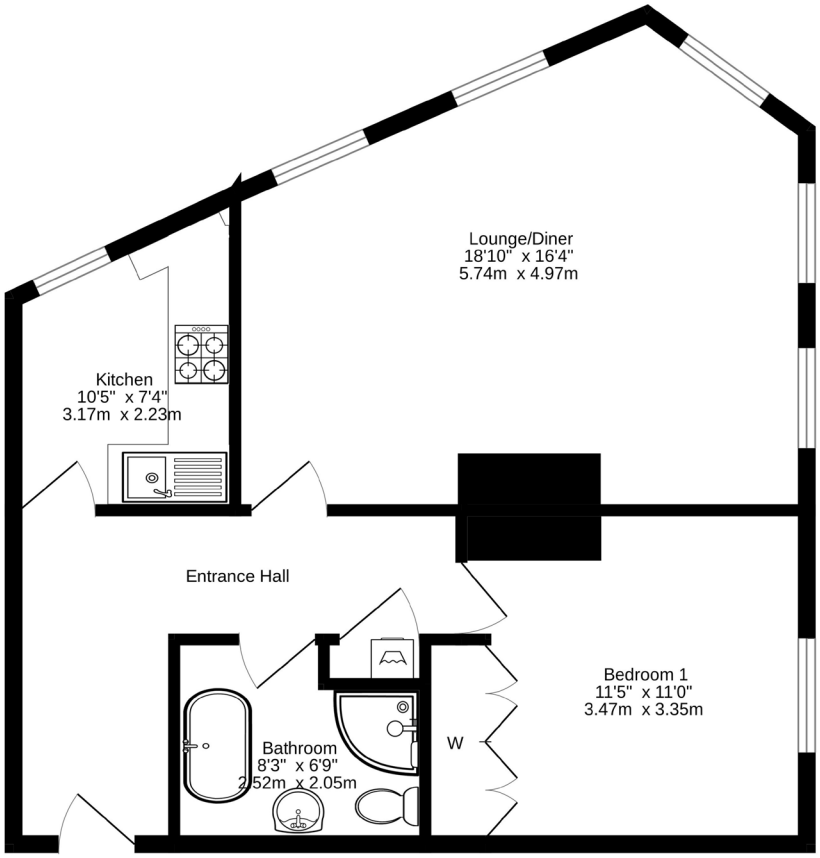









SOLD



Services connected: Mains water, electricity, gas & drainage.

Council Tax: Band C.

Energy Efficiency Rating: To be confirmed.

Tenure: Leasehold. Share of freehold, 156 years remaining & service charge £80 per month.

Location: What3words – ///decorated.fetches.skirting

Agent's note: Service charge covers Building Insurance, cleaning of windows and communal spaces, maintenance/general repairs.

15 West Street, Cromer, Norfolk, NR27 9HZ

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