



Flat 5, Abbeville 11-19 Cabbell Road, Cromer - NR27 9HU

£87,500 Leasehold

50% Shared Ownership • Moments from Cromer Beach and Town Centre • Lower Ground Floor Two Double Bedroom Apartment • Private Street Entrance • Access to Outside Space • Ideal First Home, Coastal Retreat or Downsizer

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ESTATE AGENCY SIMPLIFIED

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Enjoying a wonderfully convenient position just moments from Cromer's renowned coastline and backing onto the peaceful surroundings of Evington Gardens, Flat 5, Abbeville occupies the lower ground floor of an attractive Victorian residence in the heart of this ever-popular seaside town. Beautifully presented throughout and benefitting from its own private entrance, the apartment combines period character with modern comforts, offering a relaxed coastal lifestyle within easy reach of the beach, pier and the wide range of amenities that make Cromer such a sought-after place to call home.

The accommodation is both generous and well-proportioned, comprising a bright sitting room with bay window, a well-appointed kitchen with fitted oven and hob, two comfortable double bedrooms and a contemporary bathroom. Gas central heating and double glazing provide year-round comfort, while access to outside space further enhances the appeal. Offered on a 50% shared ownership basis, this charming apartment presents an excellent opportunity for first-time buyers, downsizers or those seeking a lock-up-and-leave retreat in one of North Norfolk's most beloved coastal locations.

EPC Rating

C.

Council Tax

Band B.

Services Connected

Mains water, electricity and drainage. Gas central heating.

Agents Note

50% shared ownership; Lease term 79years; Service charge £379.19pcm; Buildings insurance £227pa.





