



FISHERMANS VIEW

Cromer, NR27 9HU

£250,000

Leasehold

FISHERMANS VIEW

Flat 3
9 Cabbell Road
Cromer
NR27 9HU

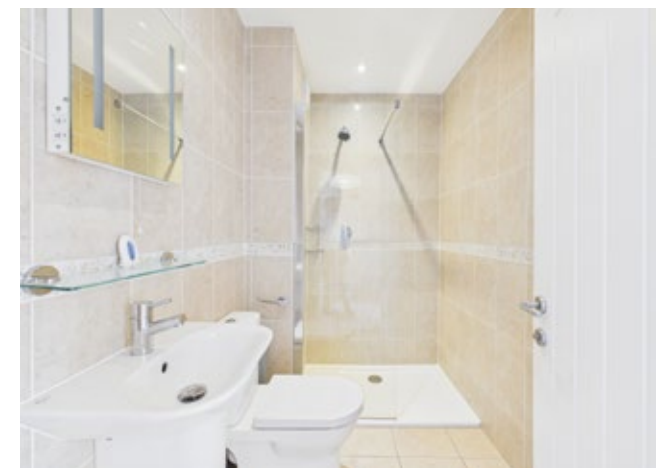
- Outstanding sea, pier, lighthouse & church views
- Recently redecorated throughout with new carpets
- Two double bedrooms & two bathrooms
- Two private balconies one with panoramic sea views and the other with street views
- Long lease with share of the freehold
- Ideal permanent home, second home, holiday let or long term rental potential
- Moments from Cromer town centre & beach

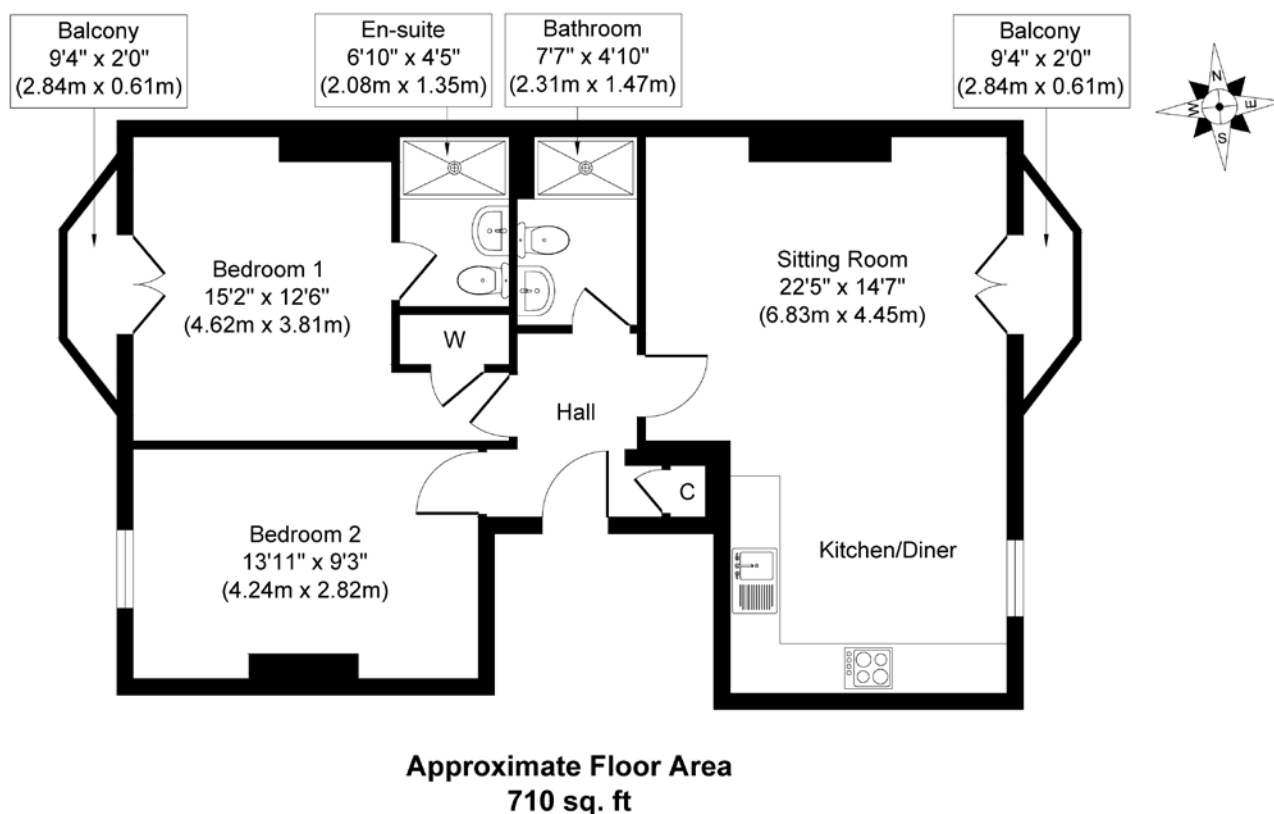
Occupying an enviable position moments from Cromer's historic seafront, Fisherman's View enjoys one of the town's most captivating outlooks, with panoramic views across the iconic pier, lighthouse, parish church & ever-changing coastline. Independent cafés, restaurants, boutique shops, the beach & the Bittern Line to Norwich are all within easy reach, making this a wonderful coastal retreat, permanent home or holiday investment.

Beautifully presented and recently redecorated throughout, the apartment offers two generous double bedrooms, two bathrooms & a bright open-plan living space with large windows framing the spectacular sea views. Two private balconies provide the perfect spaces to enjoy the outdoors, with the principal balcony offering a wonderful vantage point across the coastline, while the second balcony provides a quieter spot to relax, enjoy the evening sunset & take in the charming street views with a glimpse of the sea beyond.

Whether enjoying morning coffee overlooking the pier or an evening drink watching the changing skies, the outlook is truly exceptional. A long lease, share of the freehold, established holiday letting potential as well as long term rental potential further enhance its appeal.

While there is no private parking, residents benefit from plentiful nearby on-road parking & the option of a North Norfolk District Council parking permit. Combining breathtaking views, an immaculate interior & an unbeatable location, Fisherman's View offers a rare opportunity to embrace the very best of North Norfolk coastal living.





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

Council Tax: Band A.

Energy Efficiency Rating: C.

Tenure: Leasehold - 120 years remaining, £20 per annum ground rent, service charge is 25% of share of communal costs and Building insurance is £735 which is split between 4 apartments (approximately £183.75 each).

Location: What3words -///buzzer.bounding.lively

Agent's note: Sold with share of freehold, each leaseholder holds a 25% share of the freehold via their 25% shareholding in the management company.

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