



## COMPIT HILLS

CROMER, NR27 9LJ

**£325,000**  
FREEHOLD

This beautifully presented two bedroom bungalow in the quiet residential area of Compit Hills in Cromer boasts well-proportioned rooms, ample off road parking, sea and rooftop views and wonderful outside space. Comprising of two double bedrooms (one with patio doors to the garden area), a beautifully refurbished bathroom, a kitchen with space for a small breakfast table and a spacious living/dining room.

A great opportunity to own a bungalow in the peaceful residential area of Compit Hills in Cromer. Just a short walk to the train station at Roughton Road makes this property ideal for working families or retired travellers alike.

Call Henleys to arrange a viewing.

**henleys**  
ESTATE AGENCY SIMPLIFIED



## COMPIT HILLS

### • \*\* SOUGHT AFTER RESIDENTIAL CROMER

LOCATION \*\* • Two bedroom bungalow • Close to schools • Spacious living/dining room • Close to Hospital/GP • Within five minutes walk of Roughton Road Train Station & Bus Stop • Close to beach and seafront • Call Henleys to arrange a viewing.



### Cromer

As featured in The Times "Cromer has been voted number 2 hotspot to invest in the country"  
Cromer Pier has been voted pier of the year.

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 Norfolk banking families making the town their family destination. Facilities include the late Victorian pier, home to the pavilion theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs, along with restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

The area boasts two prestigious golf courses, Sheringham (voted in the top 100 golf courses) and Royal Cromer.

Nearby National Trust properties including Felbrigg and Blickling Halls, together with 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 2 hours and Norwich International Airport on the northern outskirts of the city now easily accessible with the completion

of the northern distributor road. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles

### Overview

This beautifully presented two bedroom bungalow in the quiet residential area of Compit Hills in Cromer boasts well-proportioned rooms, ample off road parking, sea and rooftop views and wonderful outside space. Comprising of two double bedrooms (one with patio doors to the garden area), a beautifully refurbished bathroom, a kitchen with space for a small breakfast table and a spacious living/dining room.

A great opportunity to own a bungalow in the peaceful residential area of Compit Hills in Cromer. Just a short walk to the train station at Roughton Road makes this property ideal for working families or retired travellers alike.

Call Henleys to arrange a viewing.

### Entrance Hallway

Enter through a obscure glazed front door with floral stained glass accent, a well lit hallway with wall and ceiling lighting, carpeted floor and doors to living/dining room, kitchen, bathroom and bedrooms one and two. Further doors to storage cupboards provide ample space for storage.

### **Living/Dining Room**

Large double glazed window to front aspect, wall and ceiling lighting, wall mounted electric heating, hatch from kitchen and carpeted floor.

### **Kitchen**

Double glazed window and door to rear aspect, wall and base units in a white shaker style, natural stone effect gloss laminate worktop, one and a half bowl sink with drainer and swivel mixer tap, freestanding electric cooker with extractor over, space for under counter fridge/freezer, space and plumbing for washing machine or dishwasher, pantry cupboard and two large storage cupboards (one housing water tank), moveable ceiling recessed spotlights, traditional style tiled splashback with fruit themed images and tile effect vinyl flooring.

### **Bathroom**

Two double glazed obscured windows to the rear aspect, walk in shower tray with glass screen, electric shower and grab rail, pedestal basin with mixer tap, close coupled WC with dual flush buttons, electric ladder style heated towel rail, wall mounted mirrored cabinet, ceiling light, fully tiled walls with accent gunmetal grey grout and complementary grey porcelain floor tiles.

### **Bedroom One**

Double glazed window to front aspect, wall mounted electric heating, built in wardrobe with

sliding door, ceiling hung pendant light and carpeted floor.

### **Bedroom Two**

Double glazed french doors to rear aspect, ceiling mounted decorative lighting, wall mounted electric heating, built in wardrobe with sliding doors and carpeted floor.

### **Outside & Garage**

To the front of the property the garden comprises of colourful plants and bushes with a gravelled area to create a welcoming space. To the left of the building is the concrete driveway with space for 3/4 cars leading to the garage.

The rear of the property is a well maintained lawn with shrubs/bushes to the borders and a patio area. There is also steps from the French doors down to the garden and a pathway to the garage side entry door.

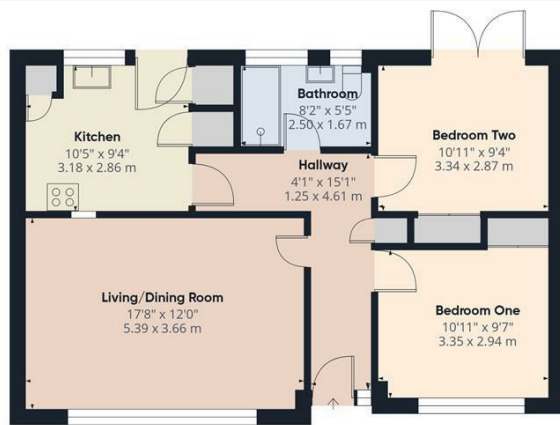
The garage has power and lighting and an up and over door to the front aspect.

### **Agents Note**

Mains Electricity, Water and Drainage.  
Council Tax Band C  
EPC 46 (E) with potential to be 81 (B)

## **48 COMPIT HILLS**





Ground Floor Building 1



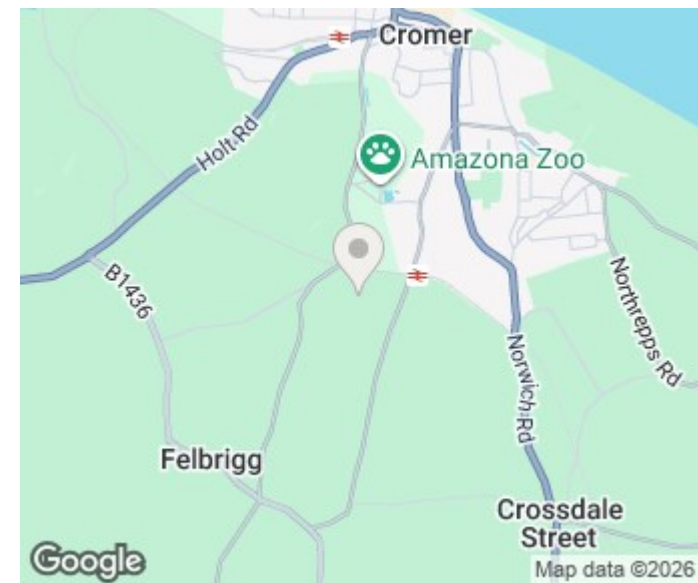
Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
 842 ft<sup>2</sup>  
 78.2 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

**henleys**  
 ESTATE AGENCY SIMPLIFIED

15 West Street, Cromer, Norfolk, NR27 9HZ  
 01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

ESTATE AGENCY SIMPLIFIED