

henleys

ESTATE AGENCY SIMPLIFIED



8 HANS PLACE

Cromer, NR27 9EQ

£300,000 - £350,000

Freehold

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- Guide Price £300,00 to £350,000
- Stunningly presented
- Chain free
- Courtyard garden
- Superb attention to detail
- Modern kitchen
- 3 double bedrooms
- Family bathroom & en-suite
- Fantastic location
- Mid terraced house





Elegant Fully Renovated Victorian Townhouse Moments from Cromer's Seafront

Ideally positioned just a short stroll from Cromer town centre, this beautifully renovated Victorian townhouse seamlessly combines timeless period charm with high-quality contemporary finishes, creating an exceptional home in one of North Norfolk's most desirable coastal locations.

The thoughtfully designed ground floor offers two elegant reception rooms, providing versatile living and entertaining space. The inviting sitting room is centred around a contemporary wood-burning stove and enjoys a striking bay window that fills the room with natural light. To the rear, the bespoke fitted kitchen has been finished to an exacting standard, featuring quartz work surfaces, integrated appliances and a stylish breakfast bar, complemented by underfloor heating for year-round comfort. A well-appointed cloakroom completes the accommodation.

The first floor comprises three generous double bedrooms, including a superb principal suite with a luxurious en-suite shower room. A beautifully finished family bathroom serves the remaining bedrooms, featuring bespoke fitted storage and a contemporary P-shaped bath with shower over.

Outside, the south-facing courtyard garden has been designed as a private, low-maintenance retreat, ideal for relaxing or entertaining, with the added benefit of convenient rear access.

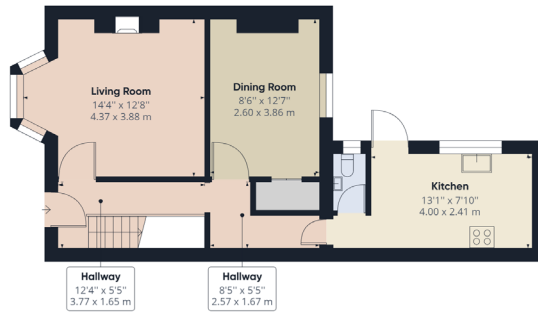
The comprehensive renovation programme has transformed the property throughout, including a stunning new kitchen, beautifully appointed bathrooms, replacement double glazing, modern central heating, updated electrics and quality flooring, ensuring a turnkey home that requires no immediate work.

Perfectly situated within easy reach of Cromer's boutique shops, cafés, transport links and award-winning coastline, with the railway station approximately 500 metres away, this exceptional property offers an enviable blend of character, comfort and contemporary coastal living.

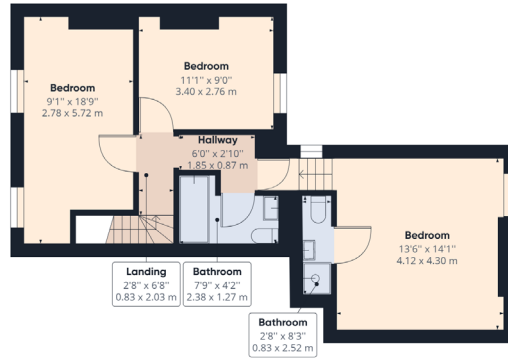








Ground Floor



Floor 1

Approximate total area¹
1078.12 ft²
100.16 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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

Council Tax: Band B

Energy Efficiency Rating: C.

Tenure: Freehold

Agent's note: The contents of the property are available by separate negotiation. A full detail of the property renovation is available on request.

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