



THE STORY OF
19 Alfred Road
Cromer, Norfolk

SOWERBYS



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Cromer, Norfolk
NR27 9AN

Elegant Victorian Townhouse Extending
to Approximately 2,441 Sq. Ft.

Five Generous Double Bedrooms
Arranged over Three Floors

Three Impressive Reception Rooms
plus Study/Home Office

Spacious Contemporary Kitchen with
Adjoining Dining/Family Room

Utility Room, Ground Floor Shower Room
and First Floor Family Bathroom

Useful Cellar Providing Excellent Storage

Landscaped Rear Garden with
Multiple Entertaining Terraces

Sea Views From the Rear Garden

Beautiful Period Features Including High
Ceilings, Bay Windows and Original Detailing

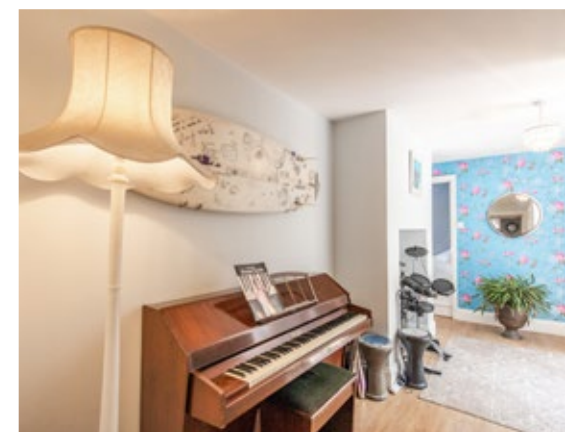
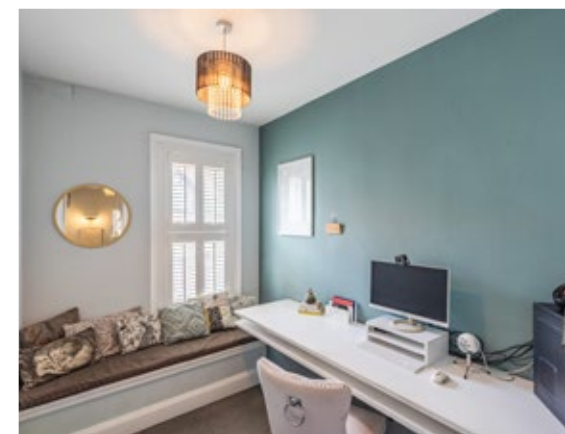
Short Walk to Cromer Beach, Pier,
Town Centre and Railway Station

SOWERBYS HOLT OFFICE

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An elegant Victorian townhouse with captivating sea views, distinguished by its handsome red-brick façade and graceful bay windows, set along one of the town's most desirable residential roads. Extending to over 2,400 sq. ft. across four floors, this beautifully presented home is just a short stroll from the beach and vibrant town centre. Generous proportions, high ceilings, deep skirting boards, ornate cornicing and expansive sash windows showcase its timeless period character, while refined contemporary interiors create a home that is both sophisticated and effortlessly inviting.

The principal reception room is bathed in natural light courtesy of its impressive bay window. Across the hall, the formal dining room is equally impressive, offering a wonderful space for entertaining before French doors open directly onto the rear terrace, seamlessly connecting indoor and outdoor living. The ground floor continues to reveal its versatility with a generous study that could equally serve as a snug, playroom or guest reception room, alongside a stylish shower room, substantial utility room and access to the useful cellar below, ideal for storage or future wine cellar aspirations.

Ascending to the first floor, the beautifully appointed kitchen occupies the rear of the property, its generous proportions creating an inviting social hub where family and friends naturally gather around the central island. Adjoining this is a further reception room, offering remarkable flexibility as an additional dining room, sitting room or family space depending on individual requirements. Two generous double bedrooms occupy the front of the house alongside a study and luxurious family bathroom. The second floor provides three further double bedrooms. Throughout the house, the exceptional room sizes and adaptable layout allow the property to evolve with changing lifestyles.

Outside, the rear garden has been thoughtfully landscaped into a series of beautifully designed terraces that make the very most of the property's elevated position. From here, delightful sea views provide a constant reminder that the coast lies only moments away.

Combining the elegance of a Victorian townhouse with the practicality of flexible family accommodation and the enviable lifestyle that accompanies coastal living, 19 Alfred Road represents a rare opportunity to acquire a substantial period home in one of North Norfolk's most desirable locations.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Cromer

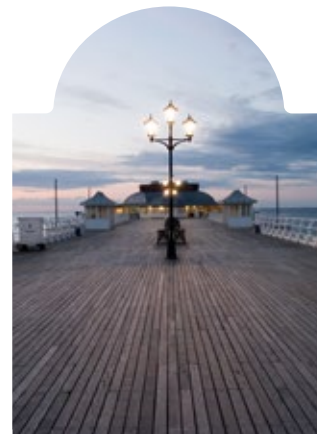
WHY NOT PUSH THE BOAT OUT WITH A SEASIDE SUPPER?

With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast, and in recent years there has been a regular flow of relocaters from the capital and home counties looking for a life by the sea.

This, in turn, has triggered an 'on the up' momentum for the area and seen fabulous start-up businesses breathe new life into the streets surrounding the town centre. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.

With a good selection of schools including independent Beeston Hall School at nearby West Runton, it's easy to see the appeal of this gorgeously gentrified town for young families as a place to put down roots. Come discover if it's the place for you too...



Note from the Vendor



"It has been a dream to live in a three-storey townhouse, with beautiful sea views from both the windows and the garden."



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///handicaps.informs.outgoing

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SOWERBYS

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