



HARBORD HOUSE

CROMER, NR27 0PN

£230,000
LEASEHOLD

****GUIDE PRICE £230,000 - £240,000 **** *** CHAIN FREE ***

Currently holiday let. Immaculate throughout

Overstrand is one of North Norfolk's most sought after villages just a few miles from the historic seaside town of Cromer. The village has a lovely community spirit with a pub, village shop, cafes and good transport links. This delightful first floor apartment has been upgraded to a very high standard but in keeping with its original Victorian charm.

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Residential Sales & Lettings

HARBORD HOUSE

- Stunning first floor apartment • Highly sought after village location • Walking distance to stunning beaches • Walking distance to village shop, cafe and pub • Potential holiday let • Two double bedrooms • Family bathroom • Spacious living room with stunning fireplace • Kitchen/diner and separate utility room • Viewing highly recommended



Overstrand

The historic village of Overstrand known as the village of millionaires, is located on a beautiful stretch of the North Norfolk coastline about two miles to the east of Cromer. The highly popular village provides local amenities only moments away from this property including convenience store, post office, primary school, public house, fish shop, cafe and church, in addition to wonderful coastal and countryside walks and some of the finest golden beaches along the North Norfolk coastline.

More extensive facilities are available in nearby Cromer including supermarkets, a wide range of other shopping facilities, doctors' surgery, hospital, the award winning Cromer pier, Royal Cromer Golf Club, schools and a wide range of other amenities. The village itself is well connected with a regular bus service to Cromer and along the coastline, from Cromer there is a station providing regular train services on the Norwich to Sheringham line.

Overview

*** CHAIN FREE***

Potential holiday let

Immaculate throughout

Overstrand is one of North Norfolk's most sought after villages just a few miles from the historic seaside town of Cromer. The village has a lovely community spirit

with a pub, village shop, cafes and good transport links. This delightful ground floor apartment has been upgraded to a very high standard but in keeping with its original Victorian charm.

Communal Entrance hall

The main entrance to the property is off Harbord Road. A communal hallway has stairs to all floors and a lovely open period fireplace. A door leads into the apartment.

Entrance hall

The hallway has engineered oak laminate flooring which flows into the lounge, bedrooms and into the kitchen/ utility room.

Living room

Kitchen - dining room

Double glazed window to the front overlooking Overstrand Cricket ground. The kitchen has high quality base and wall mounted units with solid oak worktops over. Integral appliances include a oven and grill, a four ring electric hob with cooker hood and downlight over, and space for a fridge freezer. There is a stainless steel sink and draining board with a brushed steel mixer tap and tiled splash-backs to all work surfaces

Utility room

Master bedroom

The bedroom has a sash opaque glazed window to the front aspect with beautiful views of the trees and Overstrand Cricket ground. The bedroom has high ceilings and decorative coving.

Bedroom two

The bedroom has a sash opaque glazed window to the rear aspect. The bedroom has high ceilings and decorative coving. In one corner is a deep built in wardrobe with double doors and storage cupboards above.

Bathroom

The shower room is completely tiled with wooden flooring. There is a wall mounted white heated towel rail, WC, walk in shower cubicle and wash hand basin along with a wall mounted mirrored vanity unit.

Agents note

Chain free

Council tax band A

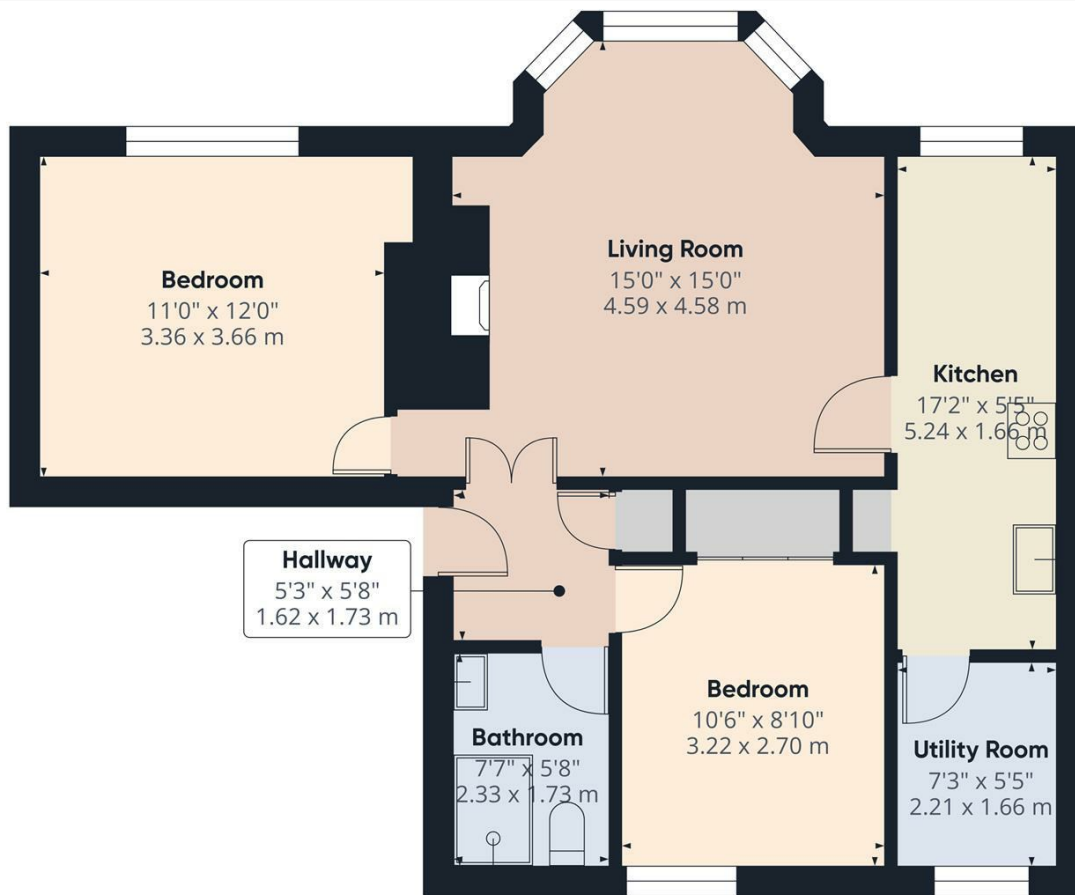
EPC - D67

Holiday lets allowed

Pets on permission

FLAT 3 HARBORD HOUSE



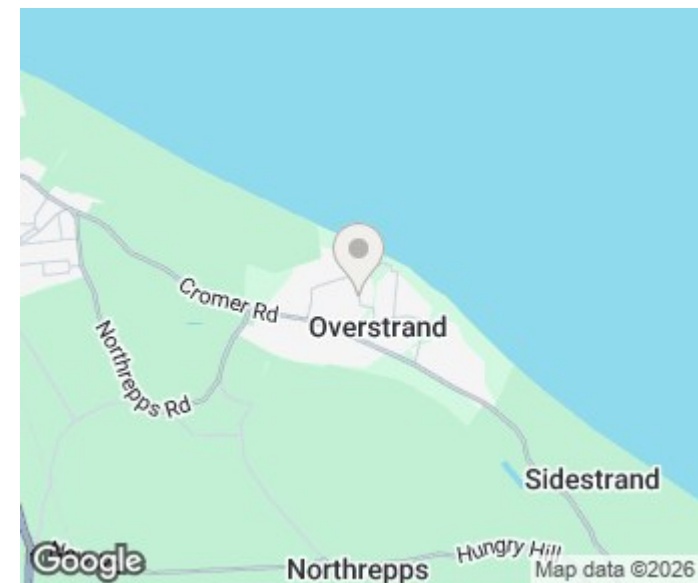


Approximate total area⁽¹⁾
664 ft²
61.7 m²

(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		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	