

# henleys

ESTATE AGENCY SIMPLIFIED



## **FLAT 9 OVERSTRAND VIEWS**

Overstrand Road, Cromer, NR27 0DJ

**£250,000**

Leasehold

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# Flat 9 Overstand Views

Overstrand Road  
Cromer  
NR27 0DJ

**£250,000**

Leasehold

- **Elegant First Floor Apartment with Lift Access**
- **Two Generous Double Bedrooms**
- **Principal Bedroom with En-Suite Shower Room**
- **High Specification Kitchen with Granite Worktops**
- **Light-Filled Dual Aspect Lounge/Dining Room**
- **Landscaped Communal Grounds & Private Parking**
- **Gated Development in an Elevated Coastal Position**
- **Access to the Beach**
- **Gas Central Heating & Quality Contemporary Finish Throughout**

## Agents Note

Council Tax: B

Service Charge: £1608.50

including: Building Insurance;

Communal Areas (Internal);

Communal Areas (External);

General Estate

Ground Rent £175p.a.

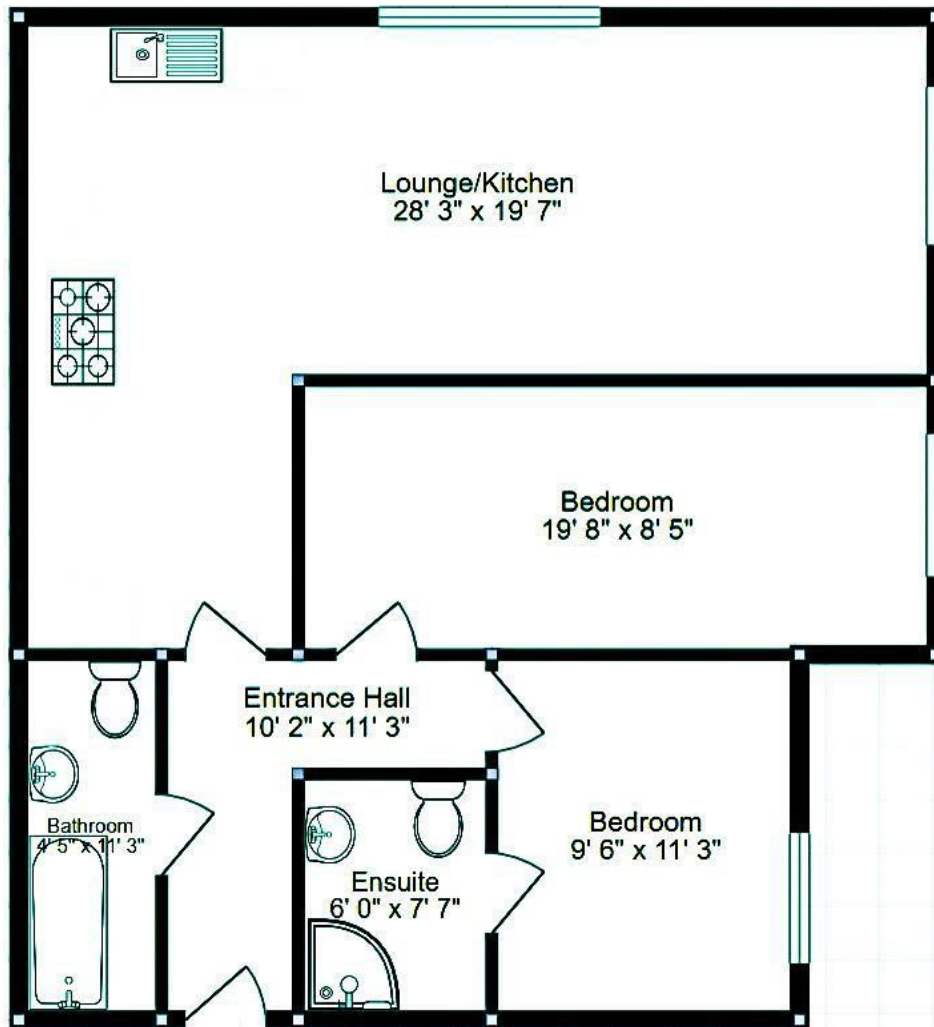
A truly special first floor apartment set within an elegant Victorian residence in one of Cromer's most sought-after coastal positions, enjoying an elevated setting along Overstrand Road with beautifully landscaped grounds and private parking. Lovingly converted to a high specification, the apartment blends period charm with contemporary comfort, creating a warm and welcoming home by the sea.

A generous entrance hall leads to a stunning high gloss kitchen with granite work surfaces and integrated Bosch appliances, flowing effortlessly into a light-filled dual aspect lounge/dining room where soft natural light and gentle coastal hues create an inviting space for quiet mornings or relaxed evenings with friends. There are two spacious bedrooms, including a serene principal suite with en-suite shower room, complemented by a stylish family bathroom, all thoughtfully finished to provide comfort and ease.

Surrounded by mature grounds and close to the neighbouring golf and leisure facilities, the property is also perfectly placed for seaside living, with a charming shortcut to the beach via a short woodland path that winds past the lighthouse before opening onto the sand and sea beyond. Combining character, quality and an enviable setting, this is a refined coastal retreat designed to be enjoyed in every season.

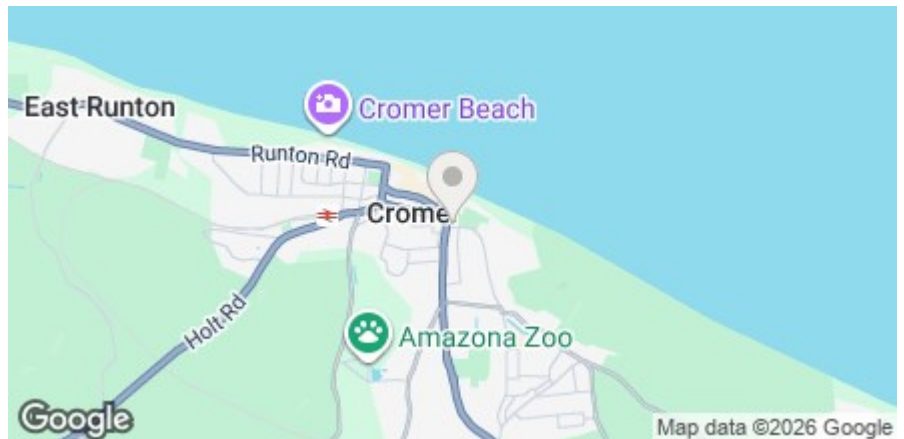






### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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