



## WESTCLIFF AVENUE

CROMER, NR27 9BA

£260,000  
FREEHOLD

Ideally located for the town and the sea front is this lovely 2 bed semi-detached property. With off road parking, gardens and a garage, this will make a lovely home or a great property for a buy-to-let investment. There is no upward chain so you could move straight in!

**H**  
**HENLEYS**  
Residential Sales & Lettings



# WESTCLIFF AVENUE

- NO UPWARD CHAIN • 2 BEDROOMS • 2 RECEPTION ROOMS • GARAGE AND OFF ROAD PARKING • CLOSE TO TOWN AND SEA FRONT • FRONT AND REAR GARDEN



## FIRST IMPRESSIONS

To the front of the property is a shingled garden, an off road parking space which leads to the garage and a foot path to one side leads to the rear garden via a timber gate. A woodgrain effect glazed door opens into a hallway.

## HALLWAY

From the hall, a door opens to the lounge and stairs rise to the first floor. Double glazed window to the front aspect. Carpeted flooring and wall mounted radiator.

## LOUNGE

Twin double glazed windows to the front aspect with carpeted flooring, radiator, TV and satellite points. Feature fireplace with hearth and mantelpiece over with an inset electric heater. Under stairs storage cupboard. An archway leads to the breakfast room and kitchen.

## KITCHEN/BREAKFAST ROOM

The kitchen/breakfast room is open plan, sub-divided by an arch. Double glazed windows to the rear aspect and a composite glazed door opening to the rear garden. The breakfast area has carpeted flooring and a radiator.

The kitchen has a range of base and wall mounted units with worktops over, tiled splash-backs and an inset stainless steel sink and draining board. Spaces for washing machine, electric cooker and upright fridge freezer. Wall mounted gas boiler and ceiling mounted spotlights. Wood effect vinyl flooring and built-in pantry.

## FIRST FLOOR LANDING

Double glazed window to the front aspect with carpeted flooring and loft access hatch. Doors open to the two bedrooms, the bathroom and an airing cupboard.

## BEDROOM 1

Double glazed window to the front aspect with carpeted flooring, radiator, TV and phone points and a built-in wardrobe.

## BEDROOM 2

Double glazed window to the front aspect with carpeted flooring, radiator, TV and phone points and a built-in wardrobe.

## BATHROOM

Double glazed opaque window to the rear aspect with tile effect vinyl flooring. The bathroom has a bath with a mixer tap and shower attachment, separate shower cubicle, dual flush WC and wash hand basin. Extractor fan and radiator.

## GARAGE

The single garage is attached to the right hand side of the house and has an up-and-over door, lighting, electric points and an glazed access door to the rear.

## REAR GARDEN

The rear garden consists of a lawned area with raised rockery flower beds. This extends to the side of the garage and a footpath leading to the front drive via a timber gate.

## SERVICES

Mains drainage, gas and electricity.

## COUNCIL TAX

Band C

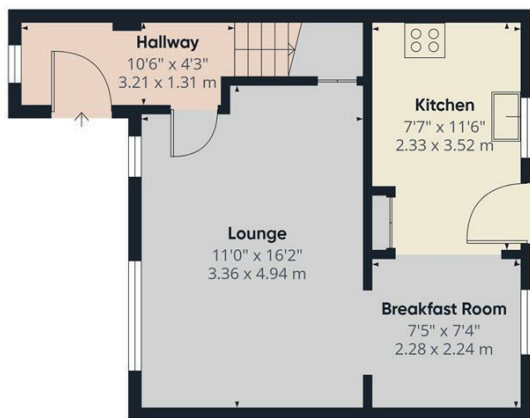
## EPC

Current C72

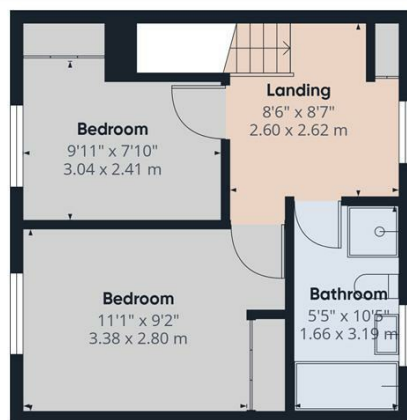
Potential: B86

## 30 WESTCLIFF AVENUE





Ground Floor



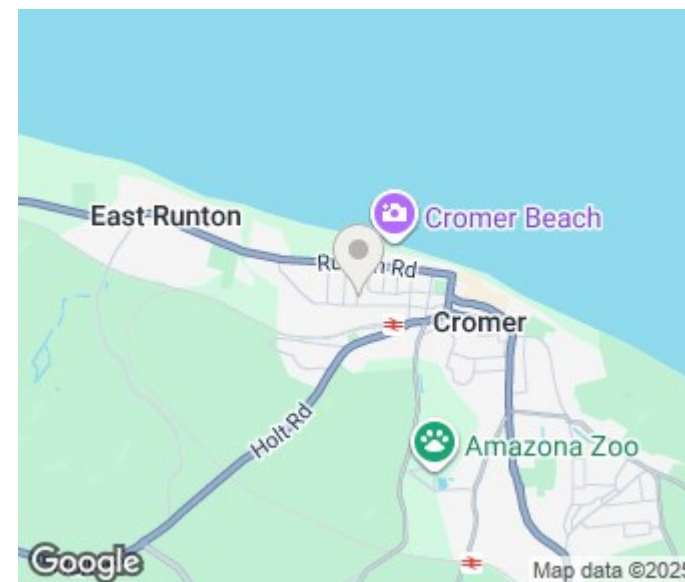
Floor 1

Approximate total area<sup>(1)</sup>  
704 ft<sup>2</sup>  
65.4 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	