



3 Shipden Court
Runton Road | Cromer | Norfolk | NR27 9AX

 FINE & COUNTRY

SEAFRONT HAVEN



Occupying a prime position on Runton Road on the western edge of Cromer, this immaculately renovated two-bedroom apartment commands uninterrupted views of the North Sea from its principal rooms – an outlook so compelling that you exclaim at the sight.

The apartment offers generous living space and the rare bonus of its own garage and private parking to the rear. With a share of the freehold, no ground rent and no monthly maintenance charges, this property combines the ease and practicality of apartment living with an outlook and a lifestyle that few homes of any size can match.



KEY FEATURES

- An Immaculately Renovated Two-Bedroom First-Floor Apartment with Uninterrupted North Sea Views
- Spectacular Living Room with Large Sea-Facing Bay Window
- Fully Fitted Kitchen with Integrated Oven, Microwave & Dishwasher
- Master Bedroom with Sea Views and Built-In Mirrored Storage
- Stylish Bathroom with Pea-Shaped Bath and Rainfall Shower
- Share of Freehold; 949 Years Remaining; No Ground Rent. Any Maintenance/Remedial Work to be Divided Equally between the Four Shareholders
- Garage and Private Parking to the Rear
- Communal Garden to the Front with Substantial Privacy Hedge
- Short Walk from Beach and Town
- The Accommodation extends to 701sq.ft
- Energy Rating: C

A compelling opportunity to acquire a beautifully finished coastal apartment with exceptional sea views, generous proportions and an outstanding combination of practical benefits rarely found at this level of the market.

A Chance Discovery

Having sold their previous home and found themselves in need of somewhere to stay on the coast while they searched for a new purchase, the owners spotted the For Sale board at Shipden Court almost by chance. "We pulled up to the car park opposite and made the call. It was still for sale and in need of some updating, perfect for what we were looking for," they said when asked what first drew them to the property. The apartment had not been updated since it was built in the 1970s but it ticked enough boxes that they negotiated a price and completed in spring 2021. What followed was a complete renovation, undertaken with evident care and attention to detail, that has transformed the flat into the handsome, light-filled home it is today.

Light and Space

The apartment is entered via the communal hallway, which leads to a leaded glazed door opening into the flat itself. The immediate impression is of light and space: the living room is a genuinely generous room for an apartment of this size, with a large bay window to the front framing the full expanse of the North Sea. It is a room that rewards time spent in it at every hour of the day, from morning light through to the drama of storms developing out at sea after dark. The kitchen sits off the living room to the rear, well fitted with integrated appliances and a natural stone effect tiled floor. Two bedrooms lead from the living room – the master to the front, where the sea view continues, with built-in mirrored wardrobe storage; the second to the rear, also with built-in storage. The bathroom is well appointed with a pea-shaped bath, rainfall shower head and vanity unit.





KEY FEATURES

Improvements and Refinements

The owners undertook a thorough and comprehensive renovation of the apartment on completion of purchase in 2021. "We removed a mahogany partition which created the inner hallway, removed plumbing, updated the electrics, lighting and switches etc," they explained. In addition, the bay window was insulated as there had been no insulation inside the cavity, and a new bathroom and shower were installed, a new kitchen fitted, new floors laid throughout, walls replastered and skimmed, a new boiler installed and the entire apartment redecorated. "Once works were complete, we had a bright, airy flat with plenty of space, a comprehensive fitted kitchen and bathroom and all the outside space we could wish for a few minutes' walk away," the owners said.

So Much To Offer

"The flat is bright, spacious, comfortable, easy maintenance with no monthly maintenance charges to pay and a share of the freehold," the owners said, and it is hard to overstate how unusual that combination is for a coastal apartment in this position. The orientation of the building faces almost due north, meaning the sun rises on the right and sets on the left, with the sea always in frame. "During Cromer Carnival it has a premiere view of the processions and firework display," the owners noted. "We are just far enough outside of town to be able to miss the hustle and bustle of the holiday season and close enough to enjoy all of it," the owners added – with the beach, shops, supermarket and station all reachable on foot in under ten minutes.

Favourite Spaces

"The living room is probably our favourite room – we have chairs in front of the window and have our daily meals whilst watching the world go by. There's something very calming about a sea view and a cup of Earl Grey," the owners said. "And watching the storms develop out at sea is quite exhilarating and, at night, stunning." It is a room that changes character with the weather and the seasons, and one that has clearly anchored daily life here in the most pleasing possible way.

The Outside

To the front of the property, a communal lawned garden is enclosed by a wall and substantial privacy hedge and has been the setting for many a barbecue – not least for watching the Red Arrows display on Cromer Carnival Day. "We have had many barbecues and have sat with residents and friends watching the Red Arrows on Carnival Day or just chilling in the evening sun," the owners said. To the rear, the apartment benefits from its own garage, a significant advantage in Cromer, together with a private parking space and a communal seating area. "Car parking isn't a problem here as there is a garage and ample parking to the rear for friends and family visits."









INFORMATION



On The Doorstep

Cromer is one of Norfolk's most characterful and best-loved coastal towns, proudly known as the Gem of the Norfolk Coast. Its 15th-century parish church of St Peter and St Paul, with the tallest tower in the county, presides over a wonderful maze of streets that retain much of the town's Victorian and Edwardian character. The late Victorian pier is home to the Pavilion Theatre, famous for its traditional Seaside Special variety shows, and the town's fishing heritage remains very much alive with Cromer crab rightly celebrated as among the finest in the country. A surf school operates along the promenade and a little further along there is a tennis club and country club with pool. The Royal Cromer Golf Club, a cinema, hospital, doctors, dentists and a good range of independent shops, cafes and restaurants complete a remarkably comprehensive offer for a town of this scale. Felbrigg Hall and Blickling Hall, both National Trust, are within easy reach, as is Sheringham Park. The North Norfolk Coastal Path passes through Cromer, connecting east towards Mundesley and west towards Sheringham and beyond.

How Far Is It To?

Cromer town centre, beach and supermarket are 8 to 10 minutes on foot from the apartment. Sheringham lies approximately 4 miles to the west, around 9 minutes by car. North Walsham is just over 10 miles, Aylsham around 11 miles and Holt approximately 10 miles. Norwich city centre is approximately 23 miles to the south, around 40 minutes by car, and is served by a direct rail link from Cromer station which is a short walk or drive from the apartment, with onward connections to London Liverpool Street taking under two hours. Norwich International Airport lies on the northern outskirts of the city.

Directions

From Fakenham, take the A148 heading east and continue through Holt towards Cromer. On entering Cromer, follow the road until reaching the roundabout signposted for Sheringham and the A149, and take the first exit onto Beach Road. Where this road meets Runton Road, turn left and continue along the seafront. Shipden Court will be found on the left-hand side, identified by a Fine & Country For Sale board.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Electricity, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider

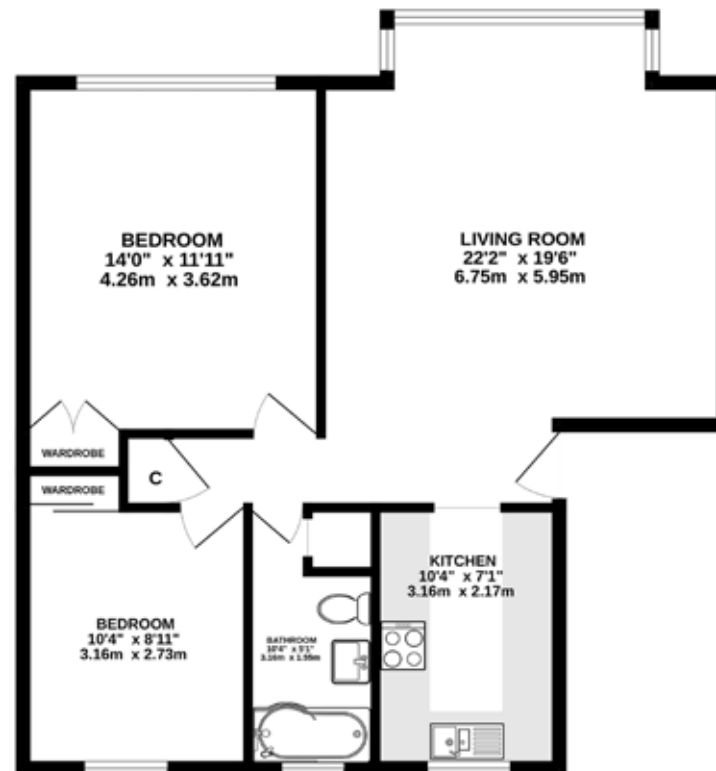
Please see www.checker.ofcom.org.uk

North Norfolk District Council – Council Tax Band: B

Leasehold – Share of Freehold; 949 years of 999-year lease remaining; Ground Rent: £0

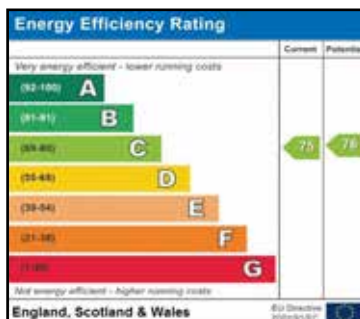
Maintenance charges: Met equally between owners on an as-and-when-required basis

GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Fine & Country Fakenham
1 Bridge Street, Fakenham, NR21 9AG
01328 854190 | fakenham@fineandcountry.com

