

henleys

ESTATE AGENCY SIMPLIFIED



18 CROMER ROAD

Sheringham, NR26 8RR

£695,000

Freehold

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- Beautifully restored Victorian home
- Five-bedroom main house with two-bedroom annexe
- Superb open-plan kitchen & dining space
- South-westerly facing private gardens
- Sea views from the upper floor
- Established holiday let / multi-generational potential
- Ample off-road parking
Walking distance to Sheringham town centre & beach





Positioned just moments from Sheringham's bustling town centre & beautiful Blue Flag beach, 18 Cromer Road enjoys one of the area's most convenient coastal settings. Independent shops, cafés, restaurants, schools & everyday amenities are all within easy walking distance, while the North Norfolk Railway, scenic clifftop walks & excellent transport links make this an exceptional place to call home. Whether you're looking for a substantial permanent residence, a coastal retreat or a property with income potential, this is a location that offers both lifestyle & practicality in equal measure.

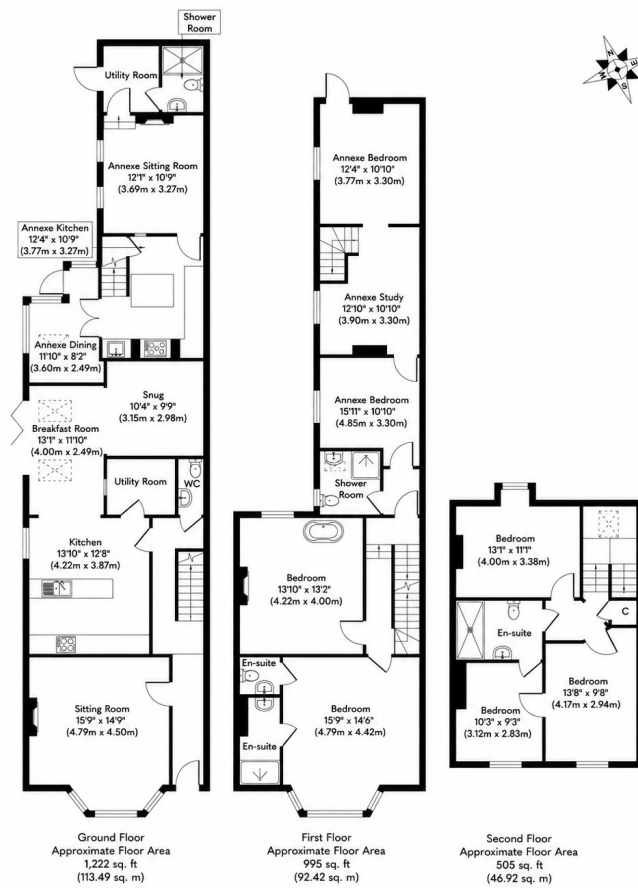
Beautifully restored & thoughtfully updated, this impressive Victorian home effortlessly combines elegant period character with contemporary living. Extending to over 2,600 sq. ft., the main house offers five generous bedrooms alongside a superb open-plan kitchen & dining space that forms the heart of the home, flooded with natural light from bi-fold doors & roof glazing. Character features, including original tiled flooring, stripped timber floors & feature fireplaces, sit comfortably alongside high-quality modern finishes, creating a home that feels both timeless & welcoming. The adjoining two-bedroom annexe, Coopers Cottage, provides exceptional flexibility, whether for multi-generational living, guest accommodation or as an established holiday let, with the option to connect seamlessly to the main house. Upper-floor bedrooms enjoy rooftop & sea views, adding another special dimension to this outstanding coastal home.

Outside, the south-westerly-facing gardens have been designed for relaxation as much as entertaining, with generous decked seating areas, established planting & a wonderfully private feel. The outdoor cast-iron bath creates a unique focal point, while the enclosed garden offers plenty of space for family life or peaceful afternoons in the sun. Ample off-road parking further enhances the practicality of the property, completing a home that is as versatile as it is beautifully presented.









Services connected: Mains water, electricity, gas & drainage. Gas-fired central heating.

Council Tax: Band C.

EPC Rating: D.

Tenure: Freehold.

Location: What3words – ///unhelpful.gashes.advances

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