



INTRODUCING

17 Cliff Road

Overstrand, Norfolk

SOWERBYS



THE STORY OF

17 Cliff Road

Overstrand, Norfolk
NR27 0PP

Detached 3-Bedroom, 2-Bathroom Bungalow

Panoramic Sea Views

Wonderful Garden Approaching
One Third of an Acre (STMS)

Beautifully Elevated and Unique Coastal Setting

Generous Off-Road Parking

Excellent Potential for Light Refurbishment

Peaceful Yet Desirable Overstrand location

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Set in an exceptionally special coastal position, 17 Cliff Road is a beautifully situated detached bungalow offering a rare combination of space, privacy, and breathtaking views. Situated on just under a third of an acre, the property enjoys a peaceful, tucked-away feel while making the most of its elevated setting, with panoramic sea views that stretch beyond the garden, providing an ever-changing backdrop to daily life.

The bungalow comprises three well-proportioned bedrooms and two bathrooms, offering comfortable and flexible accommodation ideal for both full-time living and relaxed coastal retreats. Large windows frame glorious outlooks across the garden and out to sea, flooding the interior with natural light and reinforcing the strong connection between the home and its surroundings.

Outside, the generous plot provides ample parking and plenty of space for outdoor living, entertaining, or simply unwinding while enjoying the coastal air.

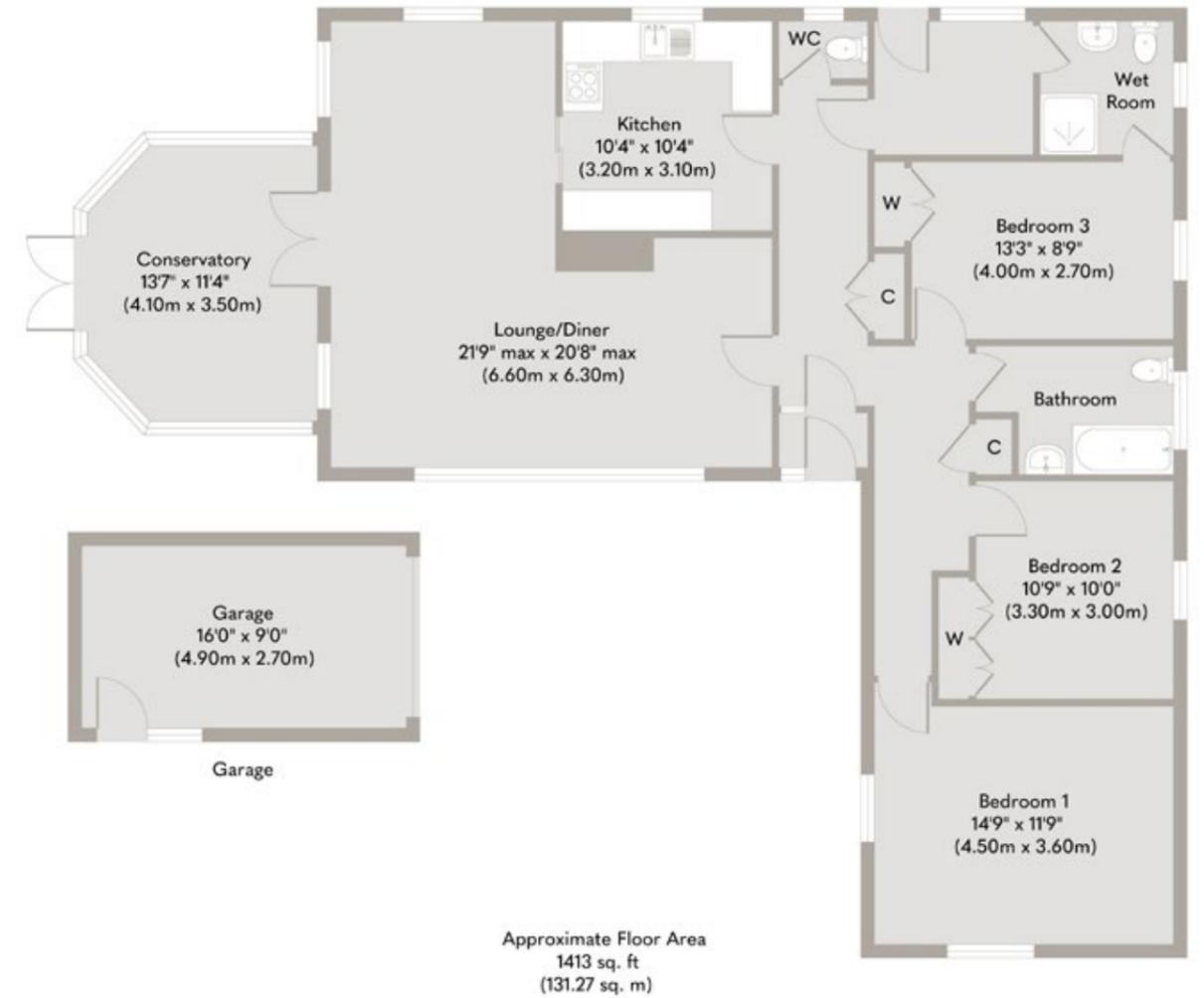
While already full of charm, the property would benefit from light refurbishment, presenting a fantastic opportunity for a new owner to personalise and enhance an exceptional home. With its unique setting, outstanding views, and sense of calm, 17 Cliff Road offers a lifestyle that is both restorative and inspiring - a truly special place to call home in one of North Norfolk's most sought-after coastal locations.





Flooded with natural light, with a strong connection between home and sea.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Overstrand

AN AREA OF OUTSTANDING
NATURAL BEAUTY...

The coastal village of Overstrand stands on the north Norfolk coast which is designated as an area of outstanding natural beauty.

The village, which is part of what is sometimes called Poppy Land, offers a sandy beach, shops, post office, public house and hotels, a bus service passes through the village to the neighbouring resort town of Cromer where more comprehensive facilities can be found including the tallest parish church tower in the county, museums, a variety of shops, cinema, galleries and cafes.

There are good transport links via bus and train to Norwich (30 minutes) and onto London (2 hours) and there is a regional airport at Norwich. Sporting facilities include The Royal Cromer Golf Club and Cromer Lawn Tennis and Squash Club which offers some of the finest grass courts in the country. There are opportunities for sailing at Blakeney and on the Norfolk Broads.

With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast, and in recent years there has been a regular flow of relocaters from the capital and home counties looking for a life by the sea.



Note from Sowerbys



“An ever-changing backdrop of panoramic sea views, stretching beyond the garden.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 2779-3059-3202-6016-3204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///snacking.ignoring.sensible

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SOWERBYS

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