

# henleys

ESTATE AGENCY SIMPLIFIED



## 25 RANDALL CRESCENT

Cromer, NR27 0FD

**£375,000**

Freehold

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# 25 Randall Crescent

Cromer  
NR27 0FD

**£375,000**

Freehold

- **Three-storey townhouse located on the sought-after Park View development in Cromer**
- **Three generous double bedrooms with built-in wardrobes**
- **Principal bedroom with en-suite**
- **Open-plan kitchen/diner with French doors to the garden**
- **Modern family bathroom plus convenient ground floor WC**
- **High specification finish with triple-glazed windows and underfloor heating to the ground floor**
- **Private rear garden with patio and lawn**
- **Off-road parking and garage providing additional storage**

## **Agency Note**

Council Tax: C

Mains gas, water, drainage and electricity

Broadband Speed: up to 944mbps

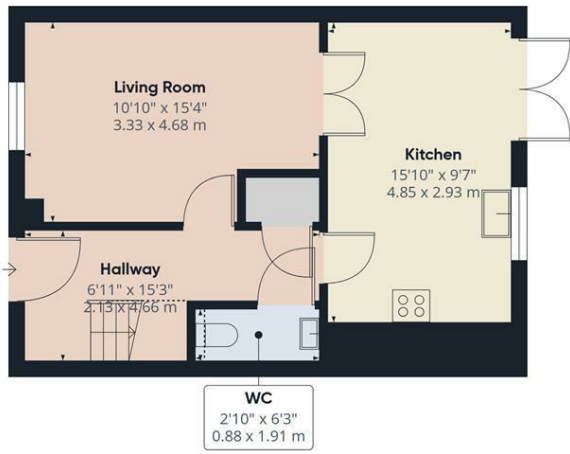
Set within the sought-after Park View development in the charming coastal town of Cromer, this beautifully presented three-storey townhouse blends contemporary comfort with relaxed coastal living.

Thoughtfully designed for modern family life, the home welcomes you with bright and flexible living spaces, including a light-filled sitting room and a stylish open-plan kitchen and dining area complete with integrated appliances and French doors that open onto a private garden—perfect for summer barbecues or quiet evenings outdoors.

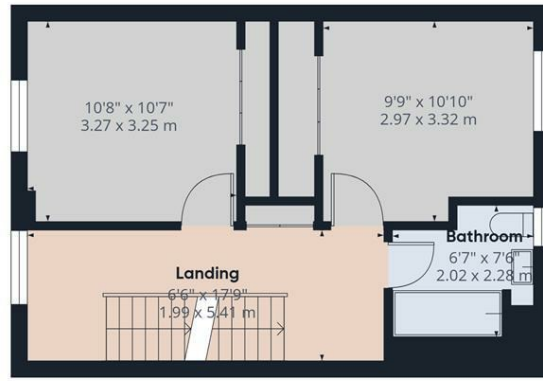
Upstairs, three generous double bedrooms offer peaceful retreats, with the principal bedroom enjoying its own en-suite and excellent storage. Finished to a high specification with triple-glazed windows, underfloor heating to the ground floor, and the reassurance of the remaining NHBC guarantee, the property also benefits from off-road parking and a garage. Just moments from local amenities, schools, and convenient transport links, this elegant home offers the perfect balance of seaside tranquillity and everyday practicality.



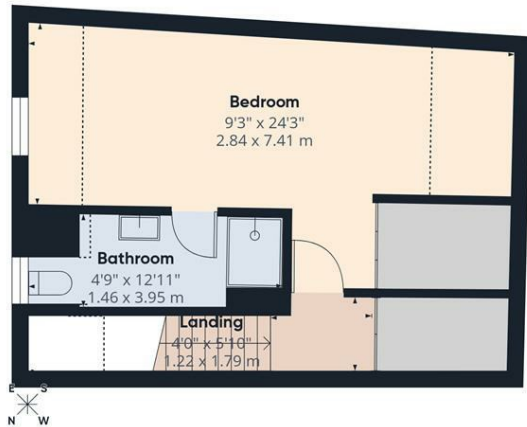




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>m</sup>  
 1155 ft<sup>2</sup>  
 107.2 m<sup>2</sup>

Reduced headroom  
 69 ft<sup>2</sup>  
 6.4 m<sup>2</sup>

(1) Excluding balconies and terraces

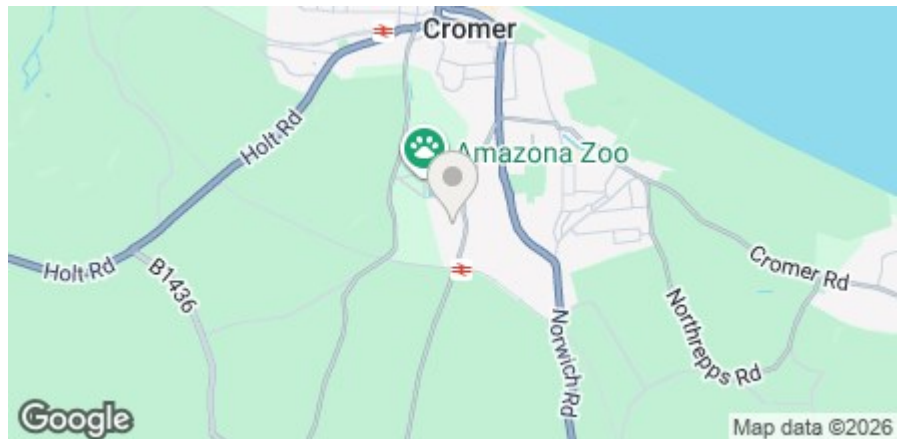
Reduced headroom  
 ..... Below 5 ft/1.5 m

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>		<b>96</b>
(81-91) <b>B</b>	<b>86</b>	
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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