



3 SANDY LANE

Cromer, NR27 9JT

£450,000

Freehold

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Freehold

- Quiet, sought-after residential setting in the heart of Cromer, close to the seafront and town centre
- Comprehensively renovated by the current owners
- Reconfigured layout creating a spacious open-plan reception area
- Contemporary kitchen, bathroom and ensuite all newly installed
- Bifold doors opening onto a private garden, ideal for indoor-outdoor living
- Well-proportioned, light-filled accommodation throughout
- Off-road parking for added convenience
- Turnkey coastal home, ideal as a main residence or seaside retreat

Agency Note

Council Tax: C

Mains water, electricity, drainage and gas

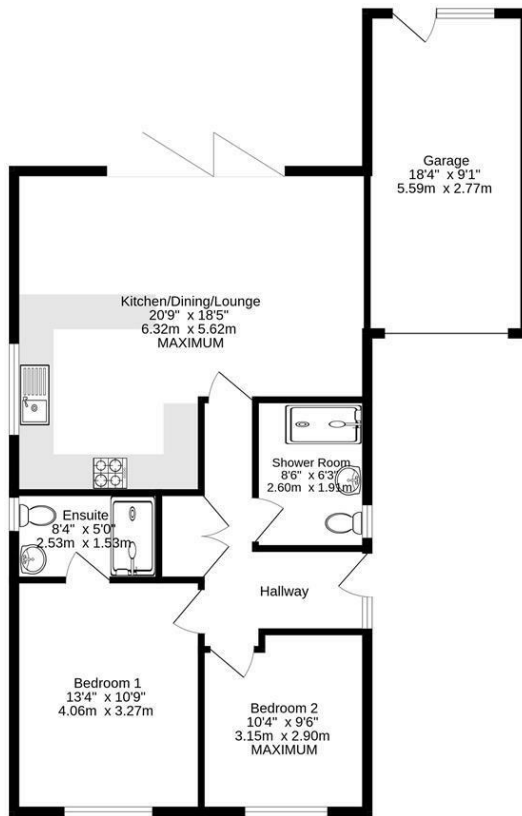
Set within a quiet and well-regarded residential lane, Sandy Lane presents a beautifully refurbished coastal home, thoughtfully reimagined to suit modern living. The current owners have undertaken a comprehensive renovation, reconfiguring the layout to create a superb open-plan reception space that forms the heart of the home—perfectly designed for both relaxed day-to-day living and entertaining. Positioned in the heart of Cromer, the property remains within easy reach of the town's vibrant centre, sandy shoreline and everyday amenities, offering an enviable balance of lifestyle and convenience.

Internally, the accommodation is light-filled and cohesive, with a natural sense of flow throughout. The newly installed kitchen integrates seamlessly into the main living space, complemented by contemporary finishes and the addition of bifold doors that open out to the garden, inviting the outside in. Bedrooms are bright and well-proportioned, served by a stylish new bathroom and ensuite, while the overall refurbishment—including a full rewire and a new central heating system, including a new boiler and radiators throughout—ensures both comfort and peace of mind for years to come.

Outside, the property continues to impress with its private garden with newly installed and maintenance free composite fencing and decking, ideal for al fresco dining or unwinding in the coastal air. Off-road parking and a single garage enhances practicality, while the surrounding area offers scenic walks, independent shops and the much-loved Cromer seafront just moments away. Altogether, this property is a refined and turnkey home, perfectly capturing the charm of this sought-after North Norfolk setting.

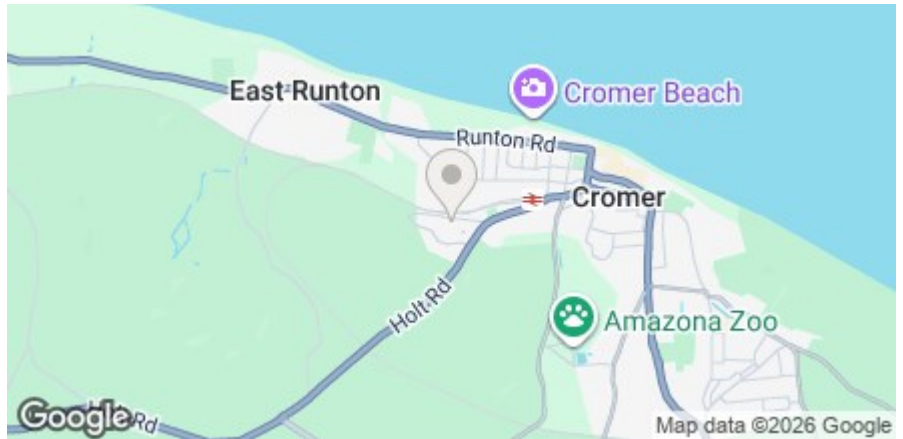






TOTAL FLOOR AREA: 911 sq.ft. (84.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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