



FLAT 2, 23 CABBELL ROAD

Cromer, NR27 9HU

£125,000

Leasehold

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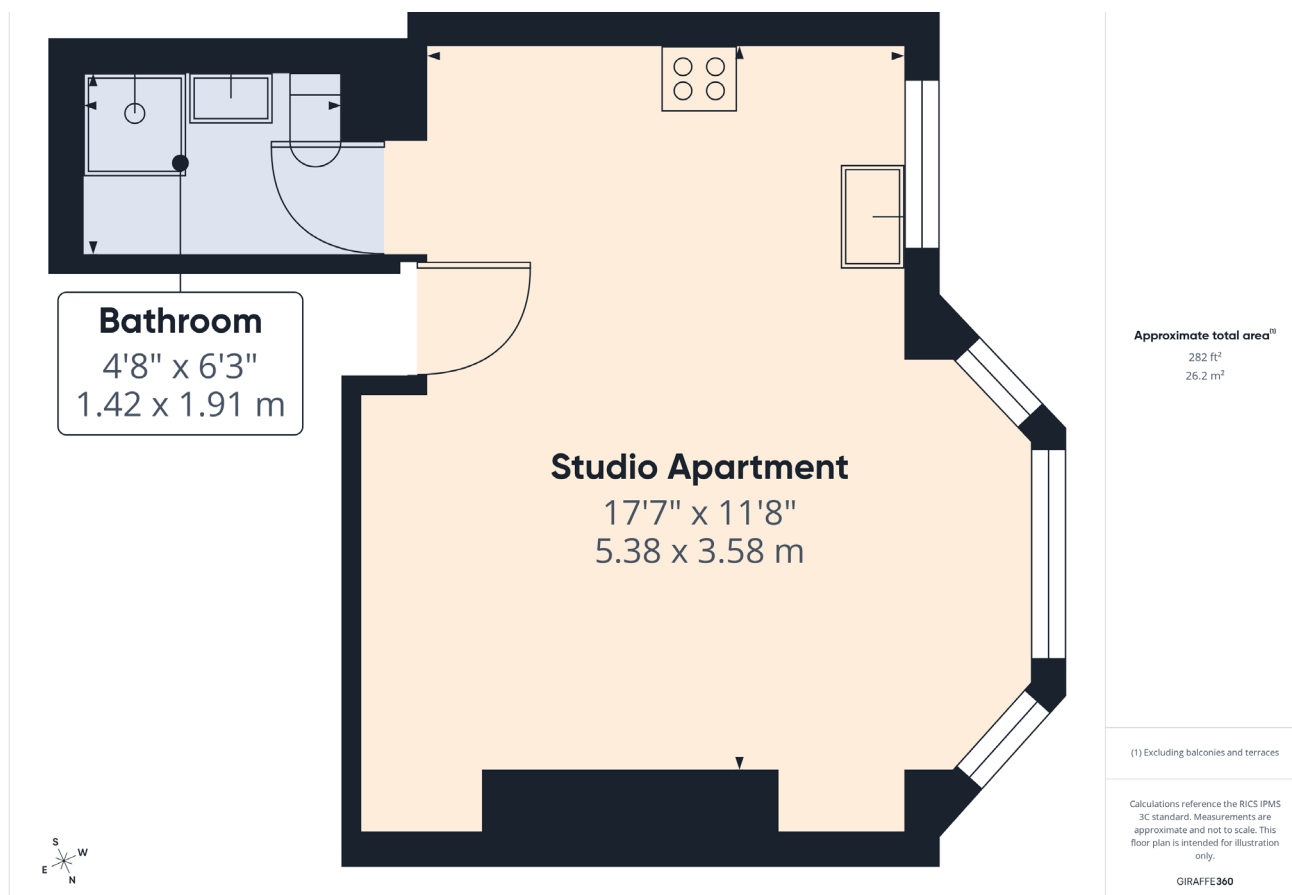
- Chain free with Share of Freehold
- First-floor studio apartment
- Exceptional location close to Cromer town and beach
- Bright, well-presented accommodation
- Stylish fitted kitchen with integrated appliances
- Fully equipped and furnished, ready for buy-to-let
- Flexible living & sleeping space
- Clever wall-mounted folding bed
- Bay window overlooking the street
- Modern shower room

Perfectly positioned on Cabbell Road, this appealing first-floor apartment enjoys an enviable location within easy reach of the very best of Cromer. The town centre, with its independent shops, cafés, restaurants & everyday amenities, is just a short stroll away, while the sandy beach & famous seafront are equally close, making this an especially attractive base for enjoying the coast & all that this much-loved seaside town has to offer. Equally, its proximity to the town & beach makes it an appealing prospect for those seeking a ready-to-let investment.

Inside, the apartment has been thoughtfully arranged to make excellent use of its space, with a bright & contemporary feel throughout. The principal studio room combines comfortable living, dining & sleeping areas, with attractive timber flooring & a generous bay window bringing plenty of natural light into the room. A stylish fitted kitchen sits neatly within the open-plan space, featuring dark cabinetry, integrated appliances, a breakfast bar & a smart, coordinating splashback. Clever fitted storage & a discreet wall-mounted bed provide impressive flexibility without compromising the sense of space, while a modern shower room completes the accommodation. Offered fully equipped & furnished, the apartment provides an excellent opportunity for a buyer looking to establish a holiday let or buy-to-let property without the need to furnish it from scratch.

The property is approached through the attractive frontage of 23 Cabbell Road, with its own entrance leading to the first floor. While compact, this is a home designed around easy coastal living, with the real luxury being its wonderfully convenient position: step outside & the beach, seafront and town are all within easy reach. Whether enjoyed as a personal seaside escape or considered as an investment, this is a wonderfully convenient way to embrace life on the North Norfolk coast. A smart, ready-to-enjoy seaside base in the heart of Cromer, with exciting buy-to-let potential.





Services connected: Mains water, electricity, gas & drainage.

Council Tax: Band A.

Energy Efficiency Rating: C.

Tenure: Leasehold –250 years from 04/03/2016, £1,570 service charge and pets allowed by request.

Location: What3words – ///super.projects.lads

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