

henleys

ESTATE AGENCY SIMPLIFIED



FLAT 9 OVERSTRAND VIEWS

Overstrand Road, Cromer, NR27 0DJ

£250,000

Leasehold

ESTATE AGENCY SIMPLIFIED

Flat 9 Overstand Views

Overstrand Road
Cromer
NR27 0DJ

£250,000

Leasehold

- **Elegant First Floor Apartment with Lift Access**
- **Two Generous Double Bedrooms**
- **Principal Bedroom with En-Suite Shower Room**
- **High Specification Kitchen with Granite Worktops**
- **Light-Filled Dual Aspect Lounge/Dining Room**
- **Landscaped Communal Grounds & Private Parking**
- **Gated Development in an Elevated Coastal Position**
- **Access to the Beach**
- **Gas Central Heating & Quality Contemporary Finish Throughout**

Agents Note

Council Tax: B

Service Charge: £1608.50

including: Building Insurance;

Communal Areas (Internal);

Communal Areas (External);

General Estate

Ground Rent £175p.a.

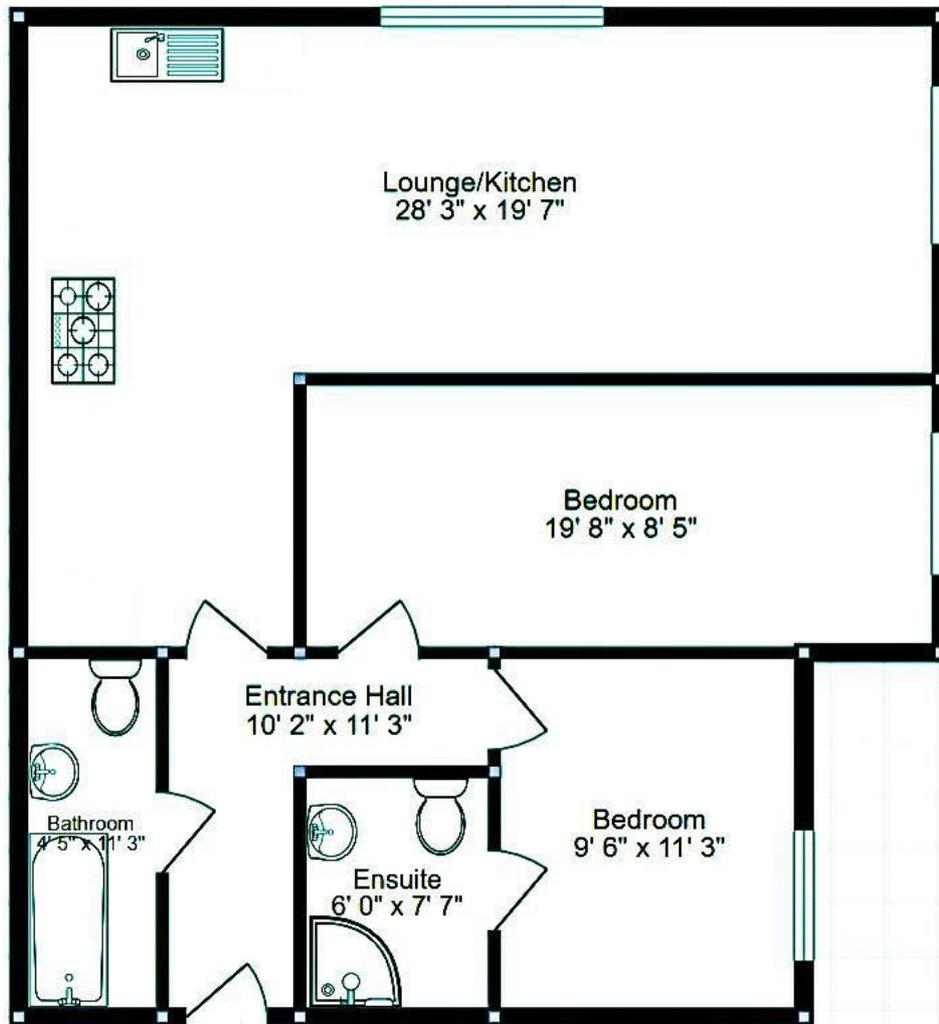
A truly special first floor apartment set within an elegant Victorian residence in one of Cromer's most sought-after coastal positions, enjoying an elevated setting along Overstrand Road with beautifully landscaped grounds and private parking. Lovingly converted to a high specification, the apartment blends period charm with contemporary comfort, creating a warm and welcoming home by the sea.

A generous entrance hall leads to a stunning high gloss kitchen with granite work surfaces and integrated Bosch appliances, flowing effortlessly into a light-filled dual aspect lounge/dining room where soft natural light and gentle coastal hues create an inviting space for quiet mornings or relaxed evenings with friends. There are two spacious bedrooms, including a serene principal suite with en-suite shower room, complemented by a stylish family bathroom, all thoughtfully finished to provide comfort and ease.

Surrounded by mature grounds and close to the neighbouring golf and leisure facilities, the property is also perfectly placed for seaside living, with a charming shortcut to the beach via a short woodland path that winds past the lighthouse before opening onto the sand and sea beyond. Combining character, quality and an enviable setting, this is a refined coastal retreat designed to be enjoyed in every season.

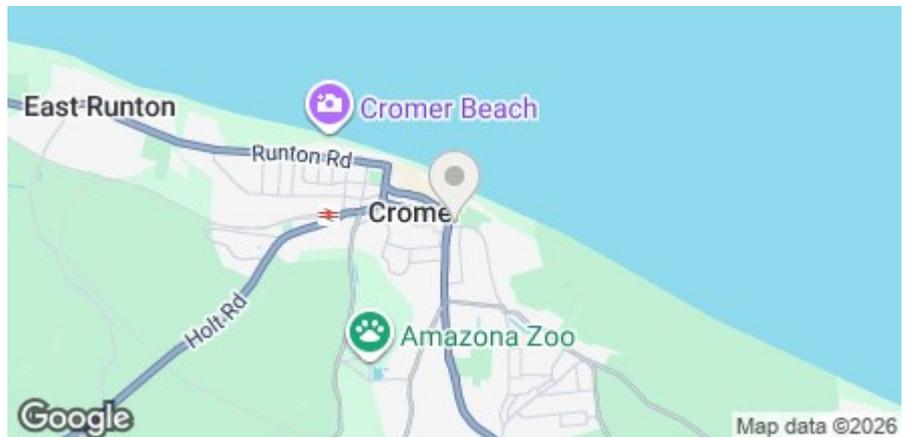






Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



15 West Street, Crome, Norfolk, NR27 9HZ

01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

