



WEST STREET , CROMER, NR27 9EW

£425,000
FREEHOLD

Situated in the heart of Cromer is this three-bedroom Grade II Listed period cottage. Recognised as one of Cromer's iconic properties, it benefits from a rear courtyard garden, two reception rooms, fitted kitchen, three bedrooms, off-street parking and many original features.

Internal viewing is highly recommended to fully appreciate not only this lovely property but also its location.


HENLEYS
Residential Sales & Lettings

WEST STREET

- Grade II Listed period property
- Iconic Cromer building Steeped in history
- Rarely available
- Built 1800s
- Off street parking
- Courtyard garden
- Two reception rooms
- Fitted kitchen
- Three bedrooms
- Family bathroom & Cloakroom



A Grade 2 listed villa dating back to the late 1800s and built by John and Margaret Bond Cabbell of Cromer Hall at that time.

Description Situated in the heart of Cromer is this three-bedroom Grade II Listed period cottage. Recognised as one of Cromer's iconic properties, it benefits from a rear courtyard garden, guest room, off-street parking and many original features.

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Cromer

Location Cromer is an extremely popular seaside town on the North Norfolk coast which became a resort in the early 19th century with some of the rich Norwich banking families making the town their family destination. Facilities include the late Victorian pier, the home to the Pavilion Theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs alongside restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties include Felbrigg and Blicking Halls, Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance. Bus and rail links provide excellent transport links to the city of Norwich

some 23 miles, with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under two hours and the Norwich International Airport on the northern outskirts of the city. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles.

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Entrance hall

Door to the front, radiator, dado rails, tiled floor, understairs cupboard, stairs to the first floor and doors leading to reception rooms and kitchen.

Living room

Double glazed window to the front, radiator, picture rail, fireplace with mantle and surround. Exposed wooden floors.

Dining room

Double glazed window to the rear, radiator, built in book shelves, stunning fireplace, exposed wooden

flooring. Door to large pantry and door to kitchen, utility/cloakroom.

Kitchen

Double glazed windows to the side, wall and base units, worktops, tiled floor, sink/drainage, built in dishwasher, built in fridge freezer and oven and electric hob with extractor fan. Door to the cloakroom/utility and door to rear courtyard and parking.

Cloakroom/Utility room

Double glazed window to the side, part tiled, radiator, tiled floor, WC, space and plumbing for a washing machine.

Landing

Carpet, doors off and stairs leading to second floor.

Master bedroom

Double glazed window to the front, carpets, built in wardrobes radiator and door leading to ensuite shower room.

Ensuite

Double glazed window to the front, heated towel rail, tiled floor. extractor fan, part tiled and shower cubicle.

Bedroom two

Double glazed window to the rear, carpets and built in wardrobe.

Family bathroom

Double glazed windows to the front, part tiled and tiled floor. Roll top bath, wash hand basin, WC and heated towel rail.

Second floor Bedroom

Double glazed window to the rear, part sloped ceiling, exposed beams, carpets, radiator and storage into the eaves.

Outside

To the front of the property there is a gate and path to the front door with shingle paved areas and plants to the front. To the rear there is low maintenance garden and parking space.

Agents note

Council tax band C

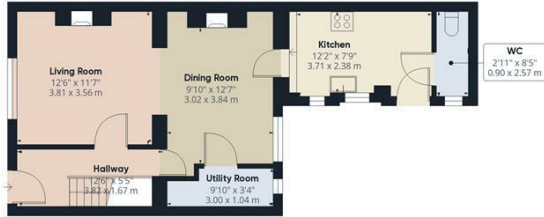
EPC TBC

Double glazed throughout

Gas central heating, mains water, mains drainage.

2 WEST STREET





Ground Floor



Floor 1



Floor 2

Approximate total area[®]

1094.88 ft²
101.72 m²

Reduced headroom

48.37 ft²
4.49 m²

Excluding balconies and terraces

⚠ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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