



## 35 VICARAGE ROAD CROMER, NR27 9DQ

£585,000  
FREEHOLD

Close to the town centre of Cromer, Vicarage Road presents an exceptional opportunity to acquire a substantial block of flats, offering a generous total area of 2,799 square feet across the five flats. This property is ideally situated, providing easy access to the town's delightful amenities, including local shops, restaurants, and the stunning beach, making it a prime location for both residents and potential investors.

The block of flats is designed to cater to a variety of living arrangements, making it suitable for families, professionals, or those seeking a holiday retreat. The flats come with sitting tenants that have been carefully selected by the current vendors.

The flats provide significant potential for rental income with its prime location and spacious layout, this property is a rare find in the heart of Cromer. If you are looking to invest, Vicarage Road is a property that promises both comfort and convenience to potential tenants, in a delightful coastal setting.

**HENLEYS**  
Residential Sales & Lettings

# 35 VICARAGE ROAD

- Well maintained block of flats
- Carefully selected sitting tenants
- Great investment opportunity
- Close to town centre
- Within walking distance of local shops and restaurants
- Close to schools
- Close to beach and pier
- Call Henleys to book an early viewing



## Cromer

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.

## Overview

A fantastic opportunity to own the freehold and five beautifully kept apartments already tenanted close to the centre of Cromer. The current vendors have carefully selected the current tenants and have lovingly maintained the flats and building, but now wish to retire.

From architect George Skipper, known for the Royal Arcade in Norwich as well as the much loved Hotel de Paris in Cromer, this building blends traditional style with modern living seamlessly.

Being close to the town centre of Cromer, Vicarage Road presents an exceptional opportunity to acquire a substantial block of flats, offering a generous total area of 2,799 square feet across the five flats. This property is ideally situated, providing easy access to the town's delightful amenities, including local shops, restaurants, and the stunning beach, making it a prime location for both residents and potential investors.

The block of flats caters to a variety of living arrangements. Each flat comes with sitting tenants that have been carefully selected by the current vendors.

The flats provide significant potential for rental income with its prime location and spacious layout, this property is a rare find in the heart of Cromer. If you are looking to invest, Vicarage Road is a property that promises both comfort and convenience to potential tenants, in a delightful coastal setting.

Each of the five flats is let under an assured shorthold tenancy.

## Communal Hallway

Communal entrance door, entrance hall, carpeted stairs rising to all floors. Cupboard under ground floor stairs currently used as the Landlords cupboard to house cleaning materials. Entrance phone system, plus safety and security lighting.

## Flat 1 (Ground Floor)

This flat opens into a carpeted hallway with doors leading to a living room, kitchen, bedroom and bathroom.

The living room has a double glazed bay window to the front aspect, beautiful coving features, traditional picture rail and is carpeted and has two wall hung radiators.

In the kitchen, there are base and wall units with space for under counter fridge and washing machine. Wood effect laminate worktop houses a sink/drainage and mixer tap and a electric hob. There is also an integrated oven. Tile effect vinyl flooring and tiled splashback. A step out through a double glazed patio door leads to a private paved courtyard.

The bathroom consists of a bath with electric shower and grab rail above with shower curtain. A pedestal basin, shaver point, dual flush WC and wall hung radiator. The bathroom also houses the combi boiler and trickle fan ventilation. Quarry floor tiles and neutral white tiles on the walls of the wet area.

The bedroom of Flat 1 is carpeted and has a large double glazed window overlooking the courtyard area, extensive built-in wardrobe/storage which incorporates a built-in dressing table.

## Flat 2 (First Floor & Ground Floor)

Flat 2 opens into a carpeted hallway with doors leading to a living room, bedroom and separated WC and bathroom. The hallway includes a positive ventilation system.

The bathroom has a bath with electric shower over, a bath screen and a grab rail. A vanity to the end of the bath and a smaller corner basin in the opposite corner. An obscured window to the side aspect, shaver socket beside the vanity, humidistat ventilation and wall hung radiator. This is tiled around the bath area with a neutral tile and has tile effect vinyl flooring.

The WC is separate from the Bathroom and has a obscured window, tile effect vinyl flooring, wall tiles to approximately 1m high on two walls and wall mounted radiator.

Flat 2's bedroom has a secondary glazed window to the side aspect, carpeted floor and wall mounted radiator.

The Living Room area, has three large windows (two to the side aspect and one secondary glazed to the rear), carpeted floors, two wall mounted radiators and stairs down to the kitchen/dining area.

The kitchen of Flat 2 has a window to the rear aspect overlooking a paved communal area, wall and base units with space for a washing machine. A wood effect laminate worktop houses the electric hob with an integrated oven below. The combi boiler is also located in the kitchen along with trickle fan ventilation. The kitchen splashback is tiled

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and the floor through the kitchen and dining area is quarry tiles. There are two more windows in the dining area overlooking the courtyard and sunroom with a wall hung radiator below one. There is an opening to a separate dining room and stairs down to the cellar. All ground floor windows are double glazed.

The Dining Room has carpeted floor, a window overlooking the courtyard and a wall hung radiator.

Flat 2 also has a Sunroom with access to the private courtyard and to the communal area to the rear. This can be used as a second access point to Flat 2 from the rear.

### Cellar

The cellar has access from Flat 2 but is not used currently. The cellar has undergone extensive works including a positive ventilation system. The walls are exposed brick with a brick paved flooring.

### Flat 3 (First Floor)

The access to Flat 3 is on the first floor and opens into a carpeted hallway with doors to Living Room, Bathroom & Kitchen.

The living room has a large double glazed bay window to the front aspect, carpeted floor, TV and Phone point with a door leading to the Bedroom. There is traditional covings which the current vendors have lovingly restored and has a large ceiling rose. A positive ventilation unit has also been installed.

Single/Small Double bedroom with double glazed sash window to the front aspect, security entry phone, wall mounted gas fired radiator, carpeted flooring.

The kitchen has a double glazed sash window to the rear aspect, range of base and wall units set beneath marble effect laminate worksurfaces, inset stainless steel sink and drainer unit with mixer tap over, washing machine, space for under counter fridge, inset electric hob with built in electric oven below, wall mounted gas fired combi boiler, tiled splashbacks, tile effect vinyl type flooring, extractor fan.

Bathroom includes bath with electric shower over, shower curtain pedestal wash hand basin, close coupled dual flush WC, shaver point, wall mounted radiator, tiled splashbacks, tiled effect vinyl flooring, humidistat ventilation system.

### Flat 4 (Second Floor)

Flat 4 opens into the carpeted hallway with doors leading to the living room, bedroom, bathroom and kitchen. Ducting linked to positive ventilation system.

The living room has a secondary glazed window to the front aspect with sea views, carpeted floor and wall mounted radiator.

Bedroom has a window to the front aspect, carpeted floor, built-in wardrobe/storage and chest of drawers and wall mounted radiator.

The kitchen has a double glazed sash window to the rear aspect, range of base and wall units set beneath marble effect laminate worksurfaces, inset stainless steel sink and drainer unit with mixer tap over, washing machine, space for under counter fridge, inset electric hob with built in electric oven below, wall mounted gas fired combi boiler, tiled splashbacks, vinyl flooring, extractor fan.

Bathroom includes bath with electric shower over, shower screen, pedestal wash hand basin, close coupled dual flush WC, shaver point, humidistat fan, wall mounted radiator, tiled splashbacks and tile effect vinyl flooring.

### Flat 5 (Second Floor)

The access to Flat 5 is on the second floor and opens into a carpeted hallway equipped with ducting linked to a positive ventilation system, and with doors to Living Room/Kitchen, Bedroom and Bathroom.

An open plan living room/kitchen area is at the end of the hallway with the living room having a double glazed bay window to the rear aspect and a window to the side aspect and has carpeted floor. The kitchen has base and wall units, space for an under counter fridge, washing machine and a freestanding cooker. The kitchen has tiled splashbacks, tile effect vinyl flooring and an original fireplace (not in use). There is a window to the side aspect and a half height wall separating the kitchen and living areas.

Bedroom with secondary glazed window to the side aspect, wall mounted radiator, carpeted flooring.

Bathroom includes bath with electric shower over, shower screen, pedestal wash hand basin, WC, shaver point, wall mounted radiator, tiled splashbacks, tiled effect vinyl flooring.

### Outside

To the front of the property is a small garden with path leading to the front entrance door.

To the rear of the property is a communal courtyard area with rotary washing line, communal shed and bins with security lighting.

The rear of the property also has access to Flat 2 via steps and slope.

### Note:

All flats are equipped with washing machines, with all boilers replaced in recent years. Security phones have been installed throughout.





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## ADDITIONAL INFORMATION

**Local Authority** – NNDC

**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – 2799.00 sq ft

**Tenure** – Freehold



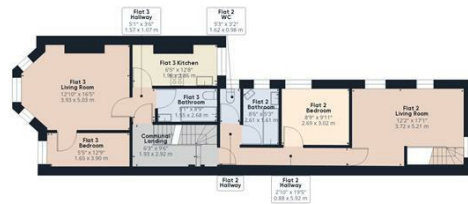
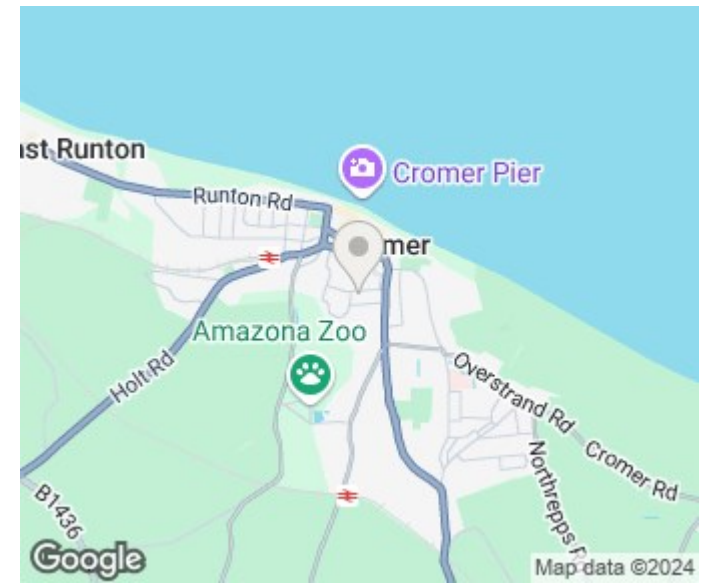


Floor -1



Ground Floor

Approximate total area<sup>®</sup>  
2799.29 ft<sup>2</sup>  
260.06 m<sup>2</sup>



Floor 1



Floor 2

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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		