



## CROMER ROAD

SHERINGHAM, NR26 8RR

£210,000  
LEASEHOLD

This beautiful second floor three bedroom apartment lies in the extremely sought after seaside town of Sheringham. This beautiful apartment has been lovingly renovated throughout to a high standard with new bathrooms, new kitchen and new tilt and turn windows to name but a few. The apartment is extremely spacious throughout and benefits from its own parking to the rear of the property. The views from the lounge incorporate the sea, Beeston bump, Sheringham town and The north Norfolk railway.

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Residential Sales & Lettings

# CROMER ROAD

- SECOND FLOOR APARTMENT • VIEWS OF BEESTON BUMP & SEAVIEWS • THREE BEDROOMS • TWO BATHROOMS • FITTED KITCHEN • LOUNGE - DINER • LARGE LOFT IDEAL STORAGE SPACE • CLOSE TO TRAIN STATION, SUPERMARKET, TOWN, BEACH AND SHOPS • CLOSE TO GOLF CLUB AND LEISURE CENTRE, VIEWS OVER NORTH NORFOLK RAILWAY • ALLOCATED PARKING TO THE REAR



## Sheringham

Sheringham is a delightful small town in an area of outstanding natural beauty on the North Norfolk coast, nestling between the sea and Pretty Corner woods. The town is a popular holiday destination and the centre has an excellent range of independent shops and supermarkets. There are excellent schools for all ages including many public schools within a few miles. There are bus and rail links to the bustling city of Norwich and the nearby towns of Holt and Cromer. There is a modern health centre, dentist, theatre and library together with the 'Reef' Leisure Centre and a magnificent 18 hole cliff top golf course.

Sheringham also boasts some excellent coastal and woodland walks in the vicinity. The beach enjoys a blue flag status and is a mix of shingle and sand depending on the tide, with a wide promenade running the length of the town. The town hosts several events throughout the year including the Viking Festival, Crab and Lobster Festivals, Coast Air Festival, Carnival and 1940's Weekend and the North Norfolk Steam Railway attracts many visitors.

## Overview

This beautiful second floor three bedroom apartment lies in the extremely sought after seaside town of Sheringham. This beautiful apartment has been lovingly renovated throughout ( in August 2021 )to a high standard with new bathrooms, new kitchen and new tilt

and turn windows to name but a few. The apartment is extremely spacious throughout and benefits from its own parking to the rear of the property. The views from the lounge incorporate the sea, Beeston bump, Sheringham town and The North Norfolk railway.

## Communal entrance hall

The entrance hall has original tiled floor with doors to ground floor apartment and stairs to first and second floor.

## Entrance Hall

Door to the front, carpets stairs to the landing and apartment living space and accommodation.

## Landing

Carpets, radiator, wall mounted intercom and doors leading off.

## Inner hall

Inner hall with carpets, radiator and skylight. Doors leading to kitchen, shower room, third bedroom and ensuite.

## Kitchen

Double glazed windows to the rear, wall and base units, large pantry cupboard, integrated fridge freezer, wood effect worktops, stainless steel splashbacks and sink drainer. Built in oven and hob with stainless steel splash back and extractor fan.

## Lounge - diner

Double glazed windows to the front and side with stunning Seaview's and Beeston Bump views, carpets, radiator and wall mounted contemporary electric fire.



### Bedroom (office)

Double glazed tilt and turn window to the rear, carpets , radiator and door into ensuite.

### Ensuite Bathroom

Double glazed window to the side, wall mounted white heated towel rail, part tiled, bath with shower over, enclosed WC, wash hand basin with cupboard below and extractor fan.

### Shower room

Large walk in shower, part tiled, enclosed wash hand basin with cupboard, WC, wall mounted chrome heated towel rail, wall mounted mirror vanity unit. shaver point and extractor fan.

### Bedroom

Extremely spacious bedroom, with carpets and large double glazed tilt and turn window to the rear.

### Bedroom

Double glazed window to the front, carpets, radiator and loft access. The loft is partially boarded and has loft ladder and lighting.

### Outside

The property is well maintained with a gate from Cromer road to access the front. To the rear there is a parking space with the apartment, to make things easier the current owners have had remote control lighting fitted for late nights and early morning visibility.

### Agents Note

Mains - gas, electric, water, drainage.

Council Tax Band A

EPC D

Leasehold 105 years remaining

Ground rent - £50 per annum

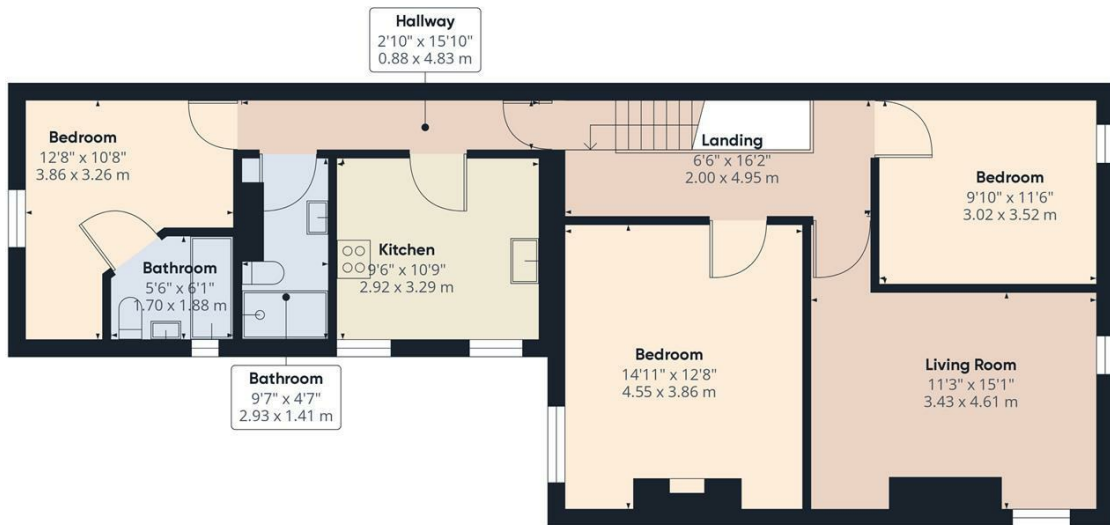
Service charges - £1600 per annum

No holiday lets

Pets allowed

## 34 CROMER ROAD





Approximate total area<sup>①</sup>  
853.81 ft<sup>2</sup>  
79.32 m<sup>2</sup>

(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 |           |

**HENLEYS**  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements