



BERNARD HOUSE

CROMER, NR27 9HW

£255,000
LEASEHOLD

This fantastic 3 bed maisonette is ideally positioned for the sea front just yards away. Currently, a very successful holiday let, this would make an ideal investment opportunity or a great 2nd home. No upward chain.

**HENLEYS**
Residential Sales & Lettings

BERNARD HOUSE

- Successful holiday let
- Ideal location for the town and beach
- 3 Bedrooms
- Spacious lounge
- Kitchen/dining room
- Turn key business



OVERVIEW

Located right in the centre of the town, just yards from the sea front is this fantastic 3 bed maisonette.

Currently it is a very successful holiday let thanks to its great location.

ENTRANCE

The property has its own private entrance. The entrance hall has the original tiled mosaic flooring. Stairs rise to the first floor.

FIRST FLOOR

From the landing doors lead to the kitchen/dining room, the lounge, the three bedrooms and the bathroom. Double glazed window to the side aspect, carpeted flooring and dado rail. Radiator.

LOUNGE

A light and spacious room with high ceilings and a large bay window. Feature original brick fireplace with hearth and mantelpiece over. Carpeted flooring and radiator.

KITCHEN/DINING ROOM

Double glazed window to the side aspect. The room is well proportioned and laid out. The fully fitted kitchen has fitted appliances throughout including a dishwasher, fridge freezer, hob and oven. An archway leads to the lounge.

BEDROOMS

There are three bedrooms, two double rooms and one single.

BATHROOM

A lovely bathroom suite which includes a roll top bath with shower attachment, a shower cubicle, dual-flush WC and a vanity wash hand basin. Chrome towel rail heater and tiled throughout. Loft access hatch.

LEASEHOLD

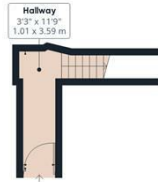
Annual charges £983 per annum

Ground Rent N/A

Lease: 158 years remaining

1 BERNARD HOUSE





Ground Floor



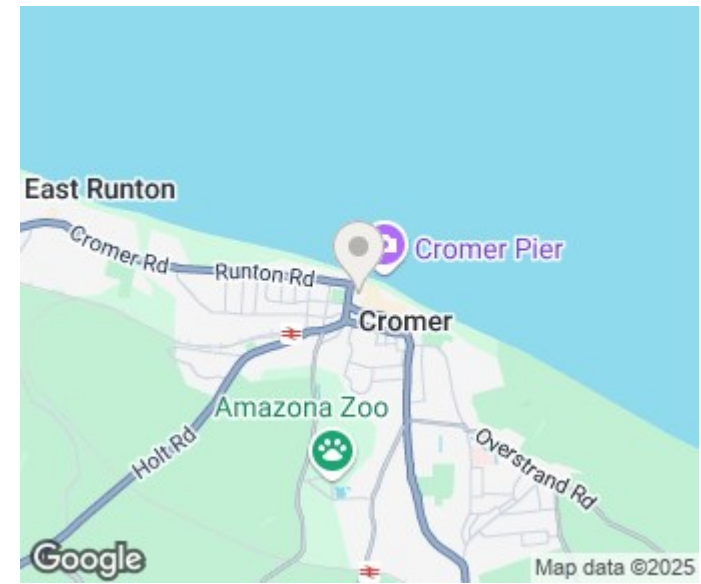
Floor 1

Approximate total area⁽¹⁾
830.52 ft²
77.16 m²

(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.

GIRAFFE360



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 63 | 72 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |