



THE LONDS

OVERSTRAND, CROMER, NR27 0PW

£300,000
FREEHOLD

Beautifully tucked away lies this charming two bedroom character cottage, positioned in one of the most beautiful parts of North Norfolk. Offered with a low maintenance courtyard garden a stones throw from the beach, this cottage would make a wonderful home or coastal bolt-hole. NO ONWARD CHAIN,


HENLEYS
Residential Sales & Lettings

THE LONDS

- Characterful Cottage with original features
- Highly sought after village
- Close to the beach & with seaviews
- Low maintenance
- Ideal holiday home
- Two bedroom
- Shower room
- Utility room
- Kitchen
- Lounge -diner



OVERSTRAND

The historic village of Overstrand known as the village of millionaires is located on a beautiful stretch of the North Norfolk coastline about two miles to the east of Cromer. The highly popular village provides local amenities only moments away from this property including convenience store, post office, primary school, public house, fish shop, cafe and church, in addition to wonderful coastal and countryside walks and some of the finest golden beaches along the North Norfolk coastline.

More extensive facilities are available in nearby Cromer including supermarkets, a wide range of other shopping facilities, doctors' surgery, hospital, the award winning Cromer pier, Royal Cromer Golf Club, schools and a wide range of other amenities. The village itself is well connected with a regular bus service to Cromer and along the coastline, from Cromer there is a station providing regular train services on the Norwich to Sheringham line.

Overview

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Kitchen- Breakfast room

Stable door to the front. Exposed beam, Velux window and window to the front. Solid wood base units, built in wine rack, butlers sink and traditional tap. built in oven and hob, space for fridge freezer, radiators and original tiled floor.

Lounge

Wooden picture rails, wall mounted lights, radiator, exposed wooden floors, windows to the side and door leading to courtyard garden. Beautiful feature fireplace, brick surround and tiled hearth with wood burner.

Doors to the utility room and shower room and stairs leading to the first floor.

Utility room

Glass paned wooden door to the side to access the rear courtyard. wall mounted gas central heating boiler, plumbing and space for a washing machine. original tiled floor and door to the shower room.

Shower room

Window to the side, WC, wash hand basin, shower cubicle, part tiled, wall mounted heater and extractor fan. Original tiled floor.

Landing

Stairs from the ground floor, carpet and doors to bedrooms.

Bedroom one

Exposed wooden floors, wall mounted lights, stunning original cast iron fireplace, radiator, bay window with

windows overlooking "The Londs and Sea views Built in cupboard and loft access.

Bedroom two

Window to the side with views over " The Londs" and Sea views. Carpet, radiator and loft access.

Outside

You enter the property from The londs to a wrap around low maintenance courtyard with shrubs and borders ideal for busy people or perhaps a holiday home.

Agents note

Council tax band B

EPC 40E potential - 89B

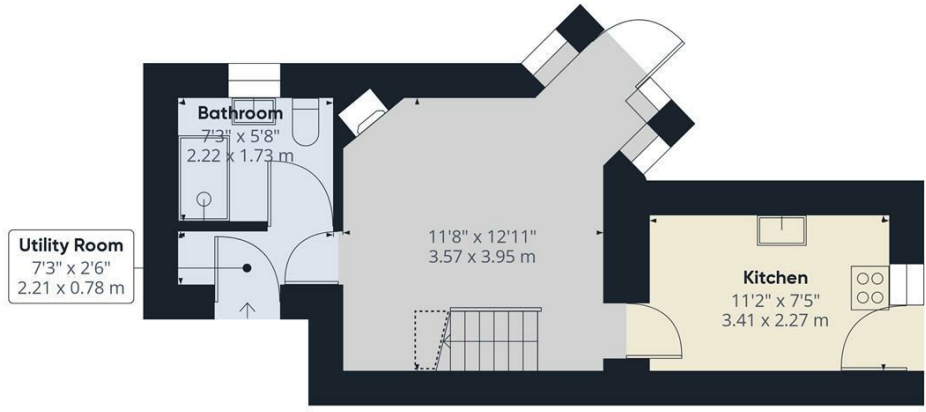
Gas Central heating

Mains water & mains drainage

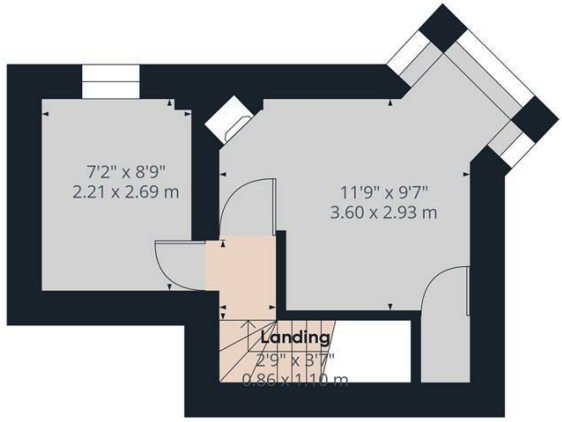
On street parking

11A THE LONDS





Ground Floor



Floor 1

Approximate total area⁸⁾
511.66 ft²
47.53 m²

Reduced headroom
14.15 ft²
1.31 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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	



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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