



SOUTHERN BUNGALOWS

NORWICH ROAD, CROMER, NR27 0AZ

£260,000
LEASEHOLD

A very well presented and spacious 4 bedroom top floor apartment boasting off street parking, a spacious living room, four bedrooms, family bathroom and separate cloakroom. Gas central heating and kitchen/diner. The property itself offers character and charm with high ceilings and characterful features. To the front of the property is one allocated off street parking space which is accessed by the gravel in and out driveway. This property offers a great opportunity to purchase a well proportioned apartment suitable as a main home or second home in a highly sought after location only a very short walk away from the town centre and the sea front. Call Henleys to arrange your early viewing.


HENLEYS
Residential Sales & Lettings

SOUTHERN BUNGALOWS

- Four Bedroom Apartment
- Spacious lounge
- Kitchen Diner
- Family Bathroom
- Seperate cloakroom
- Large landing- Study area
- Fantastic location
- Close to beach & town centre
- Private entrance & Parking
- Viewing recommended



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 Norfolk banking families making the town their family destination. Facilities include the late Victorian pier, home to the pavilion theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs, along with restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties including Felbrigg and Blickling Halls, together with 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 2 hours and Norwich International Airport on the northern outskirts of the city now easily accessible with the completion of the northern distributor road. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles

OVERVIEW

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room, four bedrooms, family bathroom and separate cloakroom. Gas central heating and kitchen/diner. The property itself offers character and charm with high ceilings and characterful features. To the front of the property is one allocated off street parking space which is accessed by the gravel in and out driveway. This property offers a great opportunity to purchase a well proportioned apartment suitable as a main home or second home in a highly sought after location only a very short walk away from the town centre and the sea front. Call Henleys to arrange your early viewing.

ENTRANCE HALL

Stairs leading to a spacious private entrance hall, with two ceiling lights wall mounted radiator and doors leading to all further accommodation.

LOUNGE

Wooden glazed windows, feature fireplace with brick surround and mantle, TV aerial point, wall mounted radiator and central ceiling light.

KITCHEN

Dual aspect wooden glazed windows, range of wall and base unit with work surface over and 1 and a half bowl sink with drainer. Inset Gas hob with low level inset electric oven and extractor over. Under counter space for fridge, freezer, dish washer and washing machine with plumbing. Part tiled walls, wood effect floor and central ceiling light.

BEDROOM ONE

Dual aspect wooden effect windows, fitted wardrobes and drawer unit, wall mounted radiator, carpeted flooring and central ceiling light.

BEDROOM TWO

Wooden glazed window, storage cupboard, wall mounted radiator, carpeted flooring and central ceiling light.

BEDROOM THREE

Wooden glazed windows, wall mounted radiator, carpeted flooring, central ceiling and six spot lights.

BEDROOM FOUR

Wooden glazed window, wall mounted radiator, carpeted flooring and central ceiling light.

OUTSIDE AREAS

To the outside of the property there are matured communal gardens and one allocated parking space.

LEASE DETAILS

The property is leasehold

Lease remaining 60 years

Service Charge £1300 - £2000

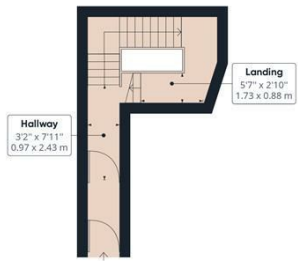
Ground Rent £50

Full term let permitted / No holiday lets

No pets permitted

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1133.28 ft²
105.29 m²

Reduced headroom
31.48 ft²
2.92 m²

(1) 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.

GIRAFFE 360



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	