



WESTCLIFF AVENUE , CROMER, NR27 9BA

£425,000
FREEHOLD

This brand new build 3 bed detached property is ideally located for the sea front and just a short walk to the town centre. Built to the latest specifications, it has a lovely open plan living space and west facing gardens. Call Henleys to view.


HENLEYS
Residential Sales & Lettings

WESTCLIFF AVENUE

- Very high specification new build
- Air source heating
- Solar panels
- Electric car charging point
- 3 bedrooms
- Open plan living area
- West facing garden
- Off road parking



OVERVIEW

Sea View is a brand new build 3 bed detached property built to a very high specification and holiday let ready. Its location is ideal for a stroll to the beach and the town. It has a lovely west facing, private garden and many mod-cons.

FIRST IMPRESSIONS

To the front of the property is a shingled driveway for two vehicles. Shingled footpaths run along both sides of the property to the rear garden. A disabled friendly sloping path and steps lead to the front door. An electric car charging unit and the air source heat pump are situated just to the left of the property.

ENTRANCE HALL

Double glazed window to the side aspect. Solid oak doors open to the WC and the lounge. Stairs rise to the first floor. Zoned under floor heating.

OPEN PLAN LIVING AREA

The living area and kitchen is open plan throughout. The kitchen area is to the front aspect and has a range of base units with quartz worktops over and an inset stainless steel sink and draining board. Integral appliances include a four ring halogen hob with extractor unit and downlight over, built-in fridge and freezer and a double electric oven and grill. Built-in dishwasher and washer/dryer. Inset ceiling low energy lighting. Built-in USB wall sockets.

The living area has high level windows to the side

aspect, a Velux roof light and bi-fold, full length double glazed doors opening to the rear garden and patio. Under stairs storage cupboard.

Zoned under floor heating. Under stair storage cupboard. Brushed chrome electric sockets with USB ports. TV and satellite points.

WC

Double glazed window to the front aspect. Dual flush WC with enclosed cistern and a wash hand basin.

FIRST FLOOR LANDING

From the first floor landing, solid oak doors open to the three bedrooms and the family bathroom. Solid oak balustrade.

BEDROOM ONE & EN-SUITE

Double glazed window to the front aspect with views of Cromer Church and sea glimpses. Wall mounted radiator and built-in USB sockets and TV point. Solid oak door to the en-suite.

The en-suite has an opaque double glazed window to the front aspect. Three piece suite includes a shower cubicle, dual-flush WC with enclosed cistern and a vanity wash hand basin. Dual voltage shaver point, chrome towel rail heater and extractor fan.

BEDROOM TWO

Double glazed window to the rear aspect. Radiator.

BEDROOM THREE

Double glazed window to the rear aspect. Radiator.

FAMILY BATHROOM

Double glazed opaque window to the front aspect. bath with mixer tap and twin shower head over, dual flush WC with enclosed cistern and a wash hand basin. Dual voltage shaver point and chrome towel rail heater.

REAR GARDEN

The patio area adjoins the house and is the full width of the property. Further garden areas include a lawn, mature shrubs, tropical trees and a timber shed.

FEATURES

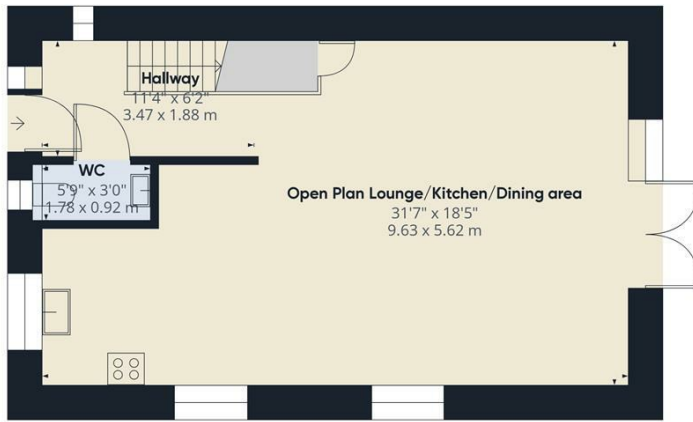
The property is heated via an air source heat pump. There are two solar panels on the southern facing roof and an electric car charger is to the front of the property. The property has heat and smoke detectors in all areas which comply with holiday let regulations, making this a turn key investment in this ever popular coastal town. The heating uses a "Heatmiser" zoned system which can be programmed from an application on a mobile phone allowing remote usage.

The loft is fully boarded.

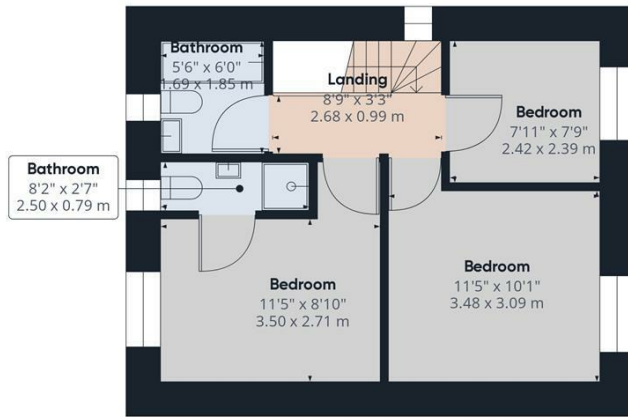
The property will come with a surveyors backed 6 year warranty.

12A WESTCLIFF AVENUE





Ground Floor



Floor 1

Approximate total area⁽¹⁾
 964.51 ft²
 89.61 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
<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	