



BEACH ROAD CROMER, NR27 9AL

£375,000
FREEHOLD

This Detached property is a "rare find" situated in a prime location of Cromer with walking distance to the town centre, transport links and stunning beaches. The property consists of Three reception rooms, fitted kitchen cloakroom and family bathroom. Two double bedrooms and a family bathroom. There is a driveway to the front with a garage and ample parking. The garden to the side is mainly laid to lawn with shrubs, borders and patio area.


HENLEYS
Residential Sales & Lettings

BEACH ROAD

- Detached House • Fantastic location • Close to town centre, transport links & beach • Three reception rooms • Kitchen • Family Bathroom • Two bedrooms • Lovely lawned garden • Garage & driveway • Viewing highly recommended



Cromer

As feature in The Times "Cromer has been voted number 2 hotspot to invest in the country"

Cromer Pier has been voted pier of the year.

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.

The area boasts two prestigious golf courses, Sheringham (voted in the top 100 golf courses) and Royal Cromer.

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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Entrance Porch

UPVC double glazed door to the front, double glazed windows to the side and tiled floors. Door into large store room (this could make a small home office) door leading into the main entrance hall.

Rear store room

Double glazed window to the rear, This room is currently used for storage but would make an ideal small home office.

Entrance Hall

Stunning original part tiled floor and part wooden floors. Stairs to the first floor and radiators. Doors leading to reception rooms and family bathroom.

Kitchen

Double glazed window to the side and single glazed with secondary glazing to the front. Fitted kitchen with

wall and base units, radiator, worktops, sink drainer and part tiled. Built in oven and grill and hob. Space for fridge freezer and tiled floor.

Cloakroom

Double glazed window to the rear, part tiled, extractor fan, wall mounted mirror, vanity unit, radiator and light with shaver point. WC and enclosed hand wash basin.

Dining room

Wooden floors and internal double doors into the garden room and internal double doors into the lounge allowing for plenty of light.

Garden room

Double glazed windows to the side and door to the front opening to the front of the property. Tiled floor.

Lounge

Double glazed window to the front and bay window and doors leading to patio area and garden. Carpets and radiators. Wall mounted gas central heating boiler.

Landing

Double glazed window to the rear, exposed wooden floors doors to bedrooms and bathroom. Built in cupboards.

Bedroom

Double glazed windows to the front and the side with beautiful views. Wooden floors, radiator and fitted wardrobes.

Bedroom

double glazed window to the front, carpets and plumbing for radiator. Built in cupboard.

Bathroom

Double glazed window to the side, part tiled, wall mounted heated towel rail, WC, wash hand basin and corner bath. Wall mounted mirror and shelving.

Garden & Garage

Driveway to the front with ample parking and single garage. Enclosed garden with patio area shrubs and borders.

Agents note

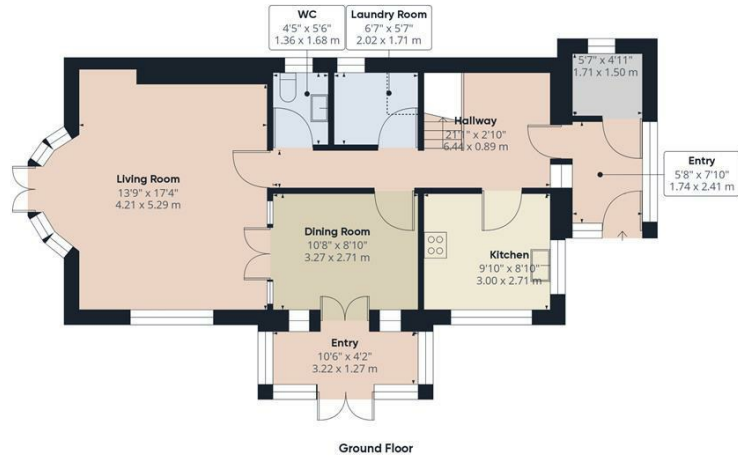
Council tax band - D

EPC Current - 60D - Potential 82B

Mains - Gas, Electric & Water

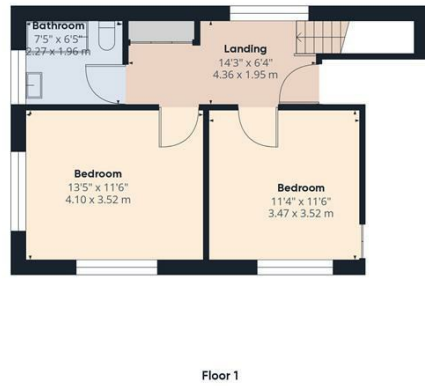
THE LODGE BEACH ROAD





Approximate total area[®]
 1173.16 ft²
 108.99 m²

Reduced headroom
 7.21 ft²
 0.67 m²



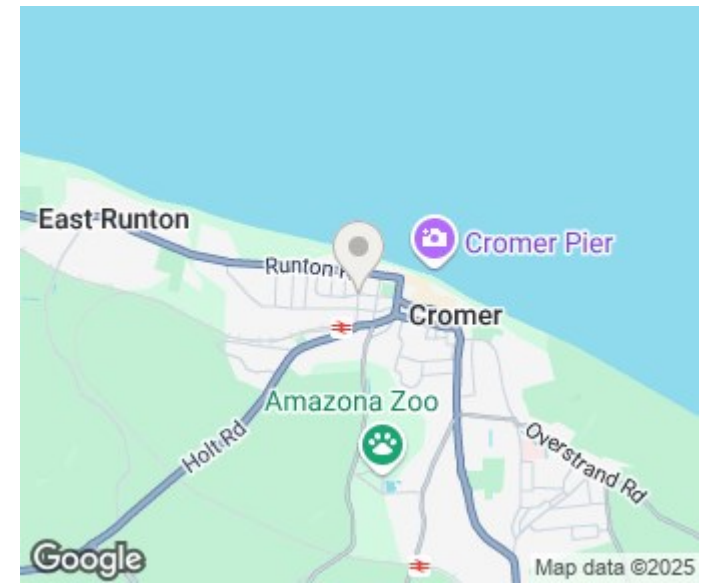
(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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.

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 | |