



### 3 Sutherland House, Overstrand Road, Cromer, NR27 0AQ

**£330,000**

- Stunning first floor apartment with Lift
- Grade II Listed building
- Spacious accommodation
- EPC Rating: TBC

An exceptional 2 bedroom first floor apartment providing charm and character set within a picturesque and historical Grade II period house. Unique in its design and appearance, with wonderful period features throughout. This property must be viewed to be fully appreciated. Once inside you will not be disappointed! Call Henleys to view.



## Property Description

### OVERVIEW

Henleys are delighted to bring to the market this stunning property set within this historical grade II listed period house that has been sympathetically divided into six luxury apartments. Offering charm and character, Sutherland House boasts bright and spacious living accommodation, complete with unique period features and distinctive grandeur throughout.

Originally built for the Barclay family, but then converted into an independent girl's school, the property is located just outside the town centre of Cromer, close to a wealth of local amenities and facilities comprising doctors surgery, cricket ground and golf club. The award-winning blue-flag beaches are just a short walk away, and the town centre boasts a range of shops and eateries, public houses and restaurants, providing something for everyone to enjoy.

Situated on the first floor of Sutherland House, this unique apartment welcomes you with its grand entrance hallway with doors leading through to the elegant lounge, dining room and kitchen. The stunning living room provides a wonderful light and airy feel, and features original fireplace and Juliette balcony.

Comprising of two double bedrooms, both of which boast en suites. This impressive home also benefits from a well-appointed separate cloakroom. Outside space consists of a private garage complete with an electric door, as well as internal power and lighting. There is also an allocated parking space, visitor's parking and access to the communal lawns.



### RECEPTION ROOM

This grand living - dining room makes a wonderful room for entertaining friends and family and enjoying the light and airy feel



this room benefits from with two large windows along with a Juliette balcony, TV point, wall lights and three wall mounted radiators. The lounge features the original ceiling rose, decorative coving. The stunning fireplace is also a wonderful feature to the room.

#### KITCHEN

Fully fitted kitchen with wall and base units, low level breakfast bar, integrated washing machine, dishwasher and built in double oven and microwave. Carpets and windows to the front and the side.

#### CLOAKROOM

Tiled floor, window to the side, radiator, WC and wash hand basin. Part tiled.

#### ENTRANCE HALL

Door to front, carpets, radiators, two large built in cupboards, intercom and doors leading off to reception rooms and bedrooms

#### BEDROOM

Large double bedroom with large bay window, carpets, wall lights and built in wardrobe. Door leading to large ensuite

#### EN SUITE

Bath with shower and shower screen, WC, fully enclosed wash hand basin with unit below, Built in mirror light and shaver point. obscure window to the rear and part tiled.

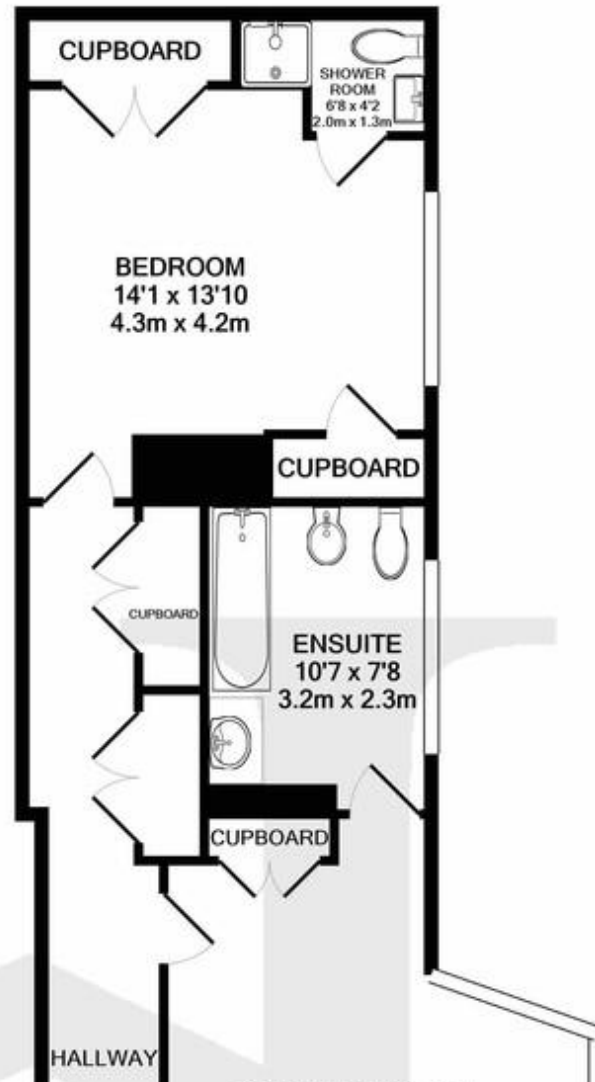
#### BEDROOM

Large double bedroom with windows to the rear, built cupboard and built in wardrobe. Carpets radiator and door leading into ensuite shower room.

#### ENSUITE

Carpets, part tiled, WC, wash hand basin and shower cubicle, radiator.





**OUTSIDE & GARAGE**

To the front there are communal lawned gardens. Up and over door. Power, lighting and water points.

**AGENTS NOTE**

This property is leasehold with a share of the freehold. There are 105 years remaining on the lease. The total annual fees are approximately £2300,00 which includes ground rent, service charge, buildings insurance, gardening and window cleaning. The lease allows you to sub let the property but prevents holiday lets. The lease prevents you from keeping pets.

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