



## Flat 1, 39 Vicarage Road, Cromer, NR27 9DQ

**£250,000**

- Period property
- Duplex apartment
- spacious open planning living area
- EPC Rating: TBC

This stunning apartment is set on two floors with attention to detail in all areas. The flat lies on the ground floor with the living accommodation to the lower ground. This two bedroom apartment also benefits from a private outside area ideal for enjoying the summer evenings along with a communal drying area and shed. The property benefits from allocated parking included.



## Property Description

### OVERVIEW

This stunning two bedroom apartment lies in the popular increasingly sought after seaside town of Cromer. This beautiful apartment is within walking distance to the shops, amenities and of course the stunning beaches and coastline Cromer has to offer. This apartment has been renovated by the current owners but kept its Victorian charm. There is a spacious open plan lounge kitchen dinner to the ground floor. To the lower ground there are two double bedrooms and a family bathroom. This lovely apartment also benefits from a private outside area along with communal drying area, private shed and allocated parking.

### OPEN PLAN LOUNGE KITCHEN DINER

Large bay window to the side, original wood floors, original ornate coving, contemporary tall radiator, built in bookshelf, stairs to the lower ground floor.

The kitchen has a large sash window to the front, base units, shelves, subway tiles, butlers sink and bespoke worktops that have been lovingly reclaimed and renovated from Cromer pier. There is a built in oven hob, dishwasher, spotlights and Worcester boiler.

### LOWER GROUND FLOOR LANDING

Oak flooring, radiator and doors off to the bedrooms and bathroom.

### BATHROOM

Slate tiled floor, built in units with bespoke worktops that have been lovingly reclaimed and renovated from Cromer pier, Subway tiles, bath with shower and glass screen. Heated towel rail, Wash hand basin, WC and obscure glass sash window to the front.

### BEDROOM

Oak floor, built in desk area, radiator and window to the front.

### MASTER BEDROOM

Oak floors, large bay window to front, built in large cupboard, bespoke handmade fitted wardrobes, spotlights and radiator.



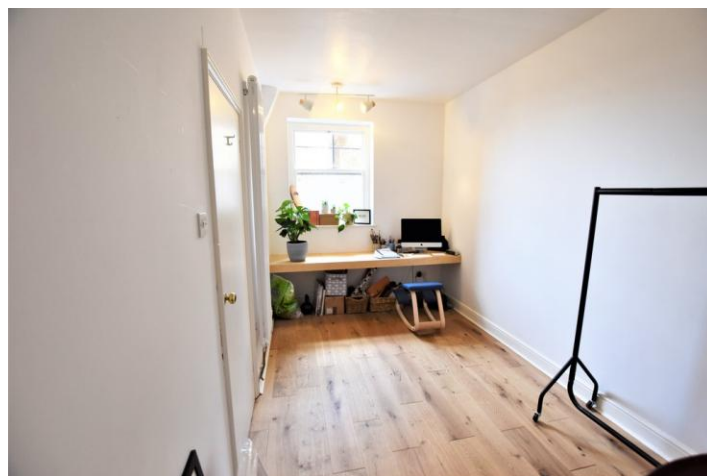


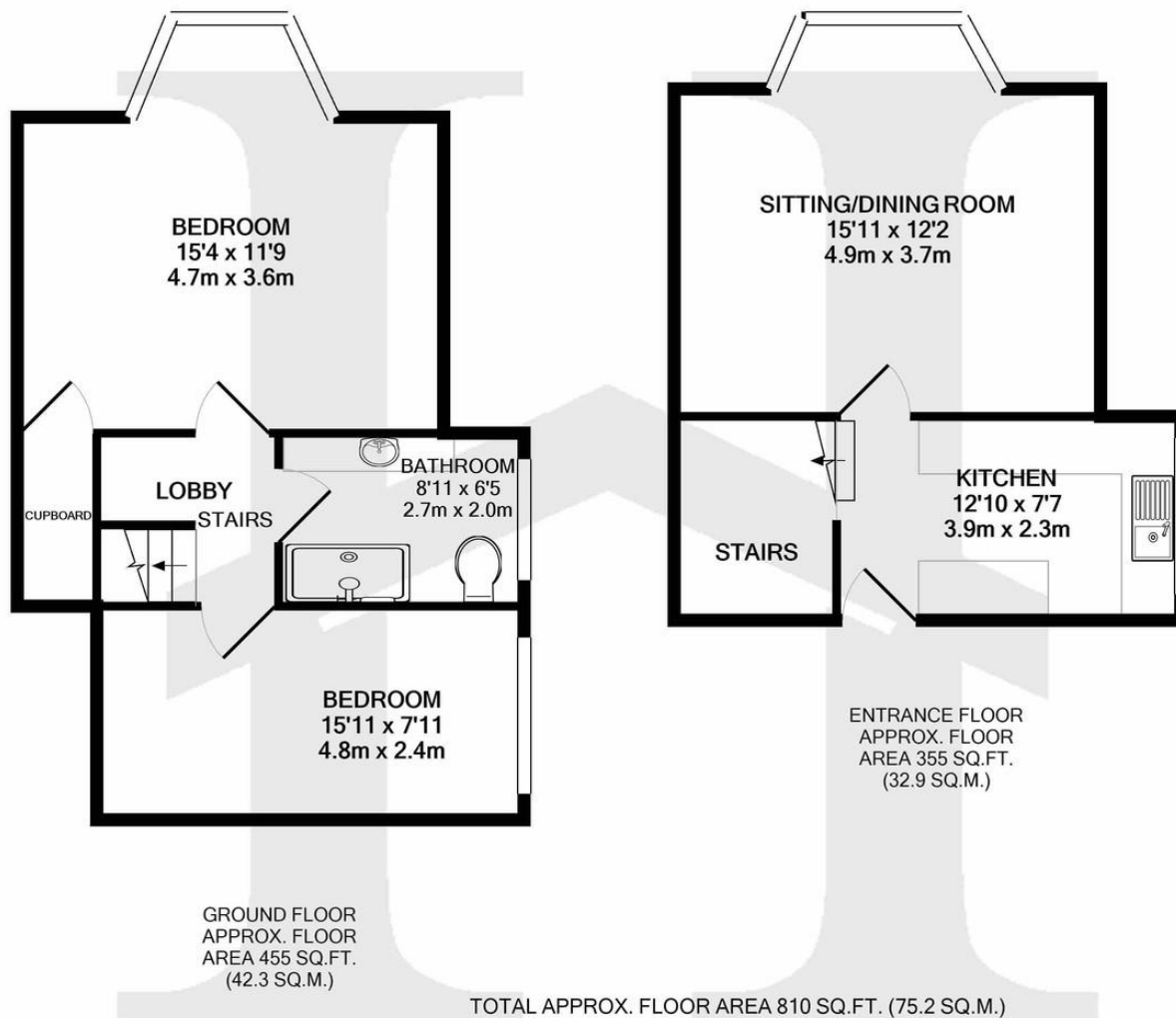
#### OUTSIDE

Allocated parking to front, washing area along with bin and storage shed. private patio area to the front of the property with built seating area made from local driftwood.

#### TENURE

This apartment is leasehold with a share of the freehold. with the charges being £1400 per annum.





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

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