



3 Grange Gorman, Coast Road, Overstrand, Cromer, NR27 0NF

Offers In Excess Of £200,000

- 2 bedrooms
- 2 reception rooms
- Sun lounge with sea views
- EPC Rating: TBC

This beautiful 2 bed apartment has sea views, share of freehold, parking, communal gardens and has an abundance of character! Just a short walk to the coastal path and village centre, this would make a lovely home! No upward chain and a long lease. Call Henleys for further details.



Property Description

OVERVIEW

Grange Gorman is a period property which has been converted into a number of spacious apartments. Its location is just yards away from the sea front and a short distance to the village centre which is very well served with a shop, pubs and cafes. Cromer is just a 5 minute drive away. The apartment has been a second home for the current owners for a number of years.

FIRST IMPRESSIONS

The driveway for the building has allocated parking areas for each apartment. There is also extra visitor parking. The private entrance to the property is a front door opening to a hallway. From the hallway, carpeted stairs rise to the first floor.

FIRST FLOOR LANDING

From the galleried landing which has double glazing to the front aspect, doors lead to the lounge, kitchen, the two double bedrooms, the bathroom and the sun lounge. The stairway and landing have beautiful ornate oak balustrades.

LOUNGE

Double glazed window to the rear aspect with carpeted flooring, radiators, picture rails and TV point.

KITCHEN/BREAKFAST ROOM

Double glazed to the front and side aspects with sea views. A range of base and wall units with worktops over. Inset sink and draining board. Integral appliances include an electric oven and grill, a four ring halogen hob with filter extractor unit over. Space for fridge and washing machine.

SUN ROOM

The heart of the property! With wide double glazed windows to the side and rear aspects, this room also has sea views and views over the communal garden.





BEDROOM 1

A spacious double bedroom with double glazed windows to two aspects. Carpeted flooring and a radiator. Picture rails.

BEDROOM 2

Glazed window to the sun room with carpeted flooring and radiator.

BATHROOM

The bathroom has a 3 piece suite which includes a bath with shower over, WC and a wash hand basin.



TENURE

The lease has 118 years remaining. The property also comes with a share of the freehold.

Annual Charges :

Maintenance approx. £800 per annum

Ground Rent: £125 per annum until 2040



EXTERIOR

The property benefits from a large communal garden.

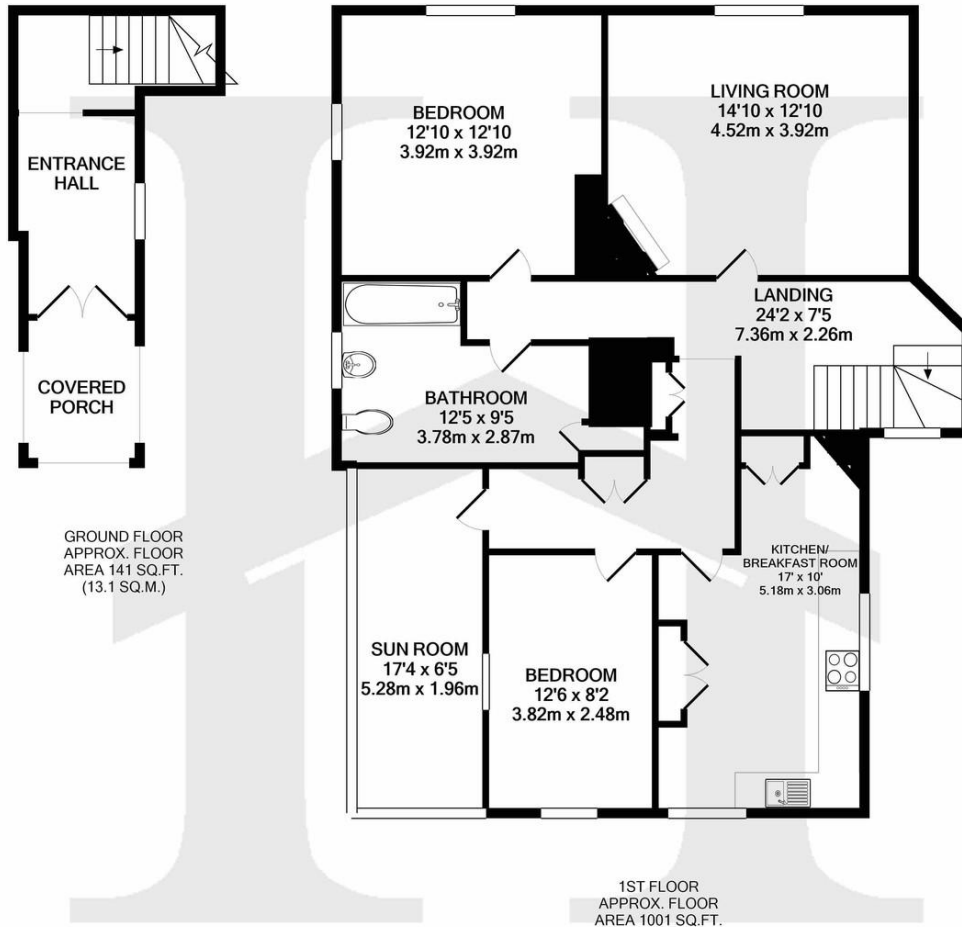
EPC: TBC



AGENTS NOTE

The property cannot be used as a holiday let





GROUND FLOOR
APPROX. FLOOR
AREA 141 SQ.FT.
(13.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1001 SQ.FT.
(93.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1143 SQ.FT. (106.2 SQ.M.)

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 as to their operability or efficiency can be given
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