



THE STORY OF

29 Cliff Road

Overstrand, Norfolk

SOWERBYS

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THE STORY OF

29 Cliff Road

Overstrand, Norfolk
NR27 0PP

●
Frontline Coastal Position

Epic Beach and Sea Views

Three Bedrooms

Well Maintained

Sea Facing Garden

Prime Coastal Village

Excellent Holiday Let Potential

●

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



“The sitting room is delightful, with its Victorian fireplace and bay window with wonderful coastal views”

Epic sea views, the sound of the waves and literally just yards to the beach.

‘29 Cliff Road’ is no ordinary three-bedroom period cottage. It sits in an elevated, frontline position with uninterrupted views over the beach and sea at Overstrand. This exceptional coastal position bestows a magical setting on the property and creates the ultimate beach life environment. Whether you

yearn for beach walks literally from your doorstep, a vibrant village community or just somewhere to escape a busy lifestyle then this cottage will fulfil every desire.

Set over two floors, the accommodation is in good order throughout with a neutral palette that is ripe for subtle personalisation and extends to around 765sq. ft.



The ground floor features a delightful sitting room with a Victorian fireplace and bay window with wonderful coastal views. A central dining room provides the perfect entertaining space with access out onto the rear courtyard and is open plan to a galley style kitchen that features a range of units capped in oak worktops and a butler style sink. At the rear of the property is a well-appointed bathroom.

The first floor consists of a principal bedroom with breath-taking sea views and a decorative fireplace. There is a generous second double bedroom with a third single bedroom off it.

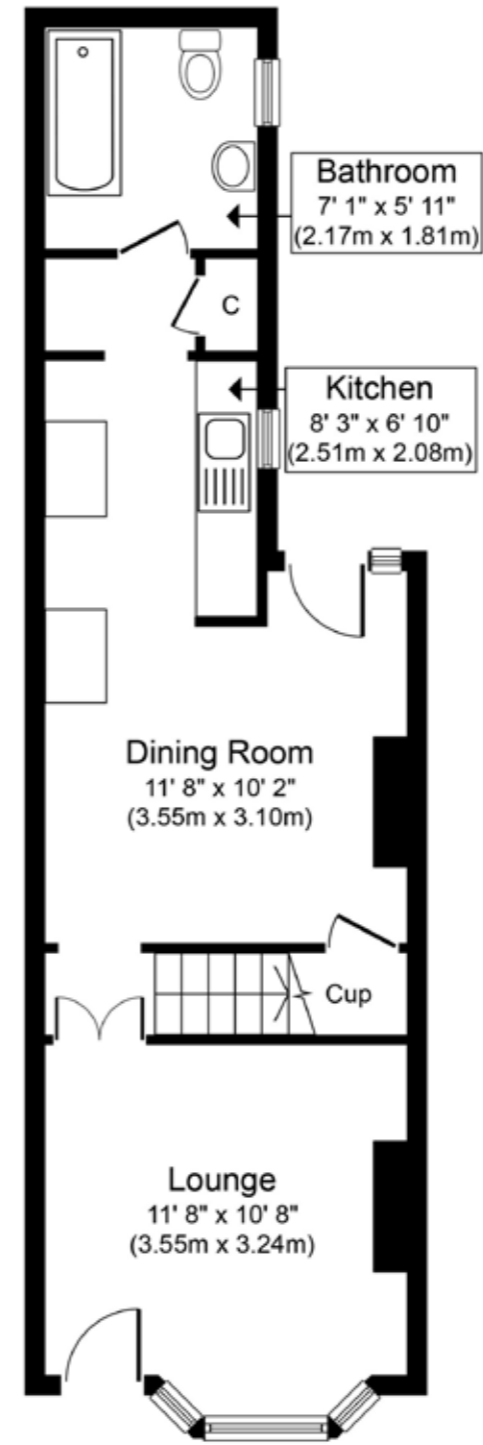
To the front of the cottage is a private garden that features a sun terrace that commands stunning coastal views. At the rear is a low maintenance courtyard garden with pedestrian access to Cliff Road.

The property has been enjoyed as a much loved holiday home and in recent years operated on a long let.

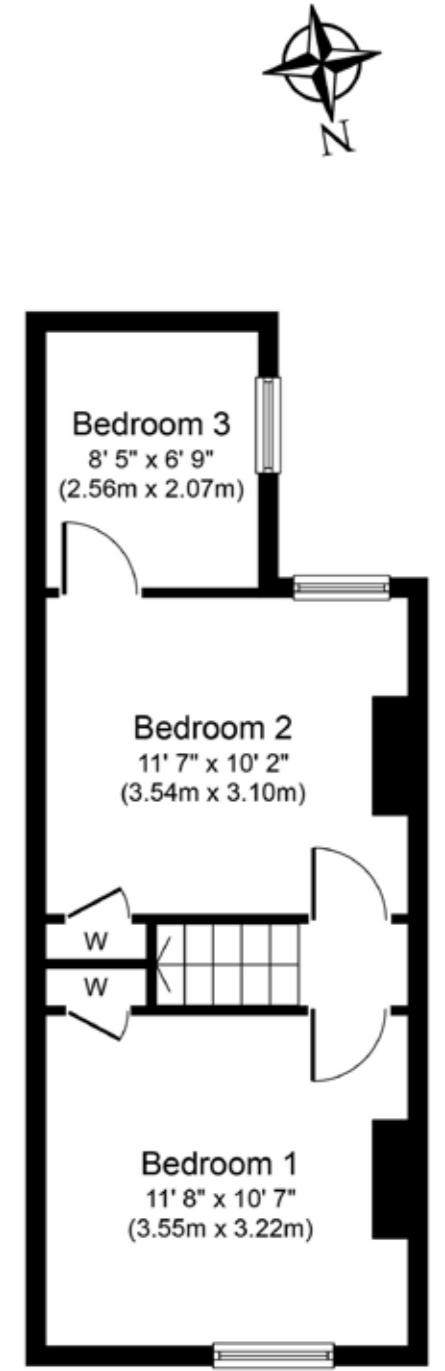
29 Cliff Road offers a rare opportunity to own a true 'frontline' coastal residence whether it be for a permanent home, holiday retreat or lucrative holiday let investment.







Ground Floor
Approximate Floor Area
428 sq. ft.
(39.8 sq. m.)



First Floor
Approximate Floor Area
339 sq. ft.
(31.5 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

Overstrand

IN NORFOLK
IS THE PLACE TO CALL HOME



Overstrand was once a sleepy fishing village, until the London journalist and travel writer, Clement

Scott, came to visit in 1883. He fell in love with the area and called it 'Poppyland'. A number of Scott's well-to-do London friends were enticed and some bought land in the village to build second homes, earning Overstrand the name 'Village of Millionaires'. The pioneering architect Sir Edwin Lutyens designed Overstrand Hall and The Pleasaunce here. When the original occupants of The Pleasaunce, Lord and Lady Battersea, died in the 1930s the grounds were sold off. This property was built within the former kitchen garden, and whilst the part-walled gardens are now mainly ornamental, they retain a number of original features, including 12ft high handmade, Italian wrought-iron gates, apple, pear, rose and laburnum pergola walks and a head gardener's office.

The village of Overstrand stands on the North Norfolk coast, which is designated as an area of outstanding natural beauty. There is a strong and long standing community feel within the village with a wide variety of social events, clubs and activities. The village, which is part of what is sometimes called Poppyland, offers a sandy beach, shop, post office, an excellent 'Gastro' public house and hotel. A bus service passes through the village to the neighbouring resort towns, including Cromer where more comprehensive facilities can be found including the tallest parish church tower in the county, museums, a variety of shops, cinema, galleries and cafes. There are good transport links via bus and train to Norwich (30 minutes) and onto London (2 hours) and there is a regional airport at Norwich. Sporting facilities include The Royal Cromer Golf Club and Cromer Lawn Tennis and Squash Club, which offers some of the finest grass courts in the country. There are opportunities for sailing at Blakeney and on the Norfolk Broads.



Note from the Vendor



29 Cliff Road and its surroundings.

“Beachside bliss.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 6837-9924-7200-0488-5292

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///investors.strong.regarding

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