



THE STORY OF
12 Jetty Street
Cromer, Norfolk

SOWERBYS

S

THE STORY OF

12 Jetty Street

Cromer, Norfolk
NR27 9HF

Superb Two Bedroom Apartment

Lovingly Restored

Wealth of Period Features

Stunning Sea Views

Highly Sought After Location

Short Walk to Town and Beach

Use of Wonderful Shared Garden

Direct Access from Street

Highly Versatile Property

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



“...fine period proportions and captivating sea views.”

Few towns boast the eclectic history and thriving community that Cromer enjoys – let alone the splendid architecture enjoying unique positions overlooking the famous coastline. A stroll down Jetty Street, amongst the most picturesque streets to be found anywhere in Cromer, reveals a lineage of hotly sought-after apartments enjoying not only a prime location but also fine period proportions and captivating sea views.

This exceptional apartment has undergone a fastidious renovation, masterfully balanced to provide modern luxury whilst showcasing the very best of the architectural era. Elegant period features are on full show throughout this unique home whilst the subtle injection of refined luxuries elevate this apartment to amongst the finest to be found anywhere in town.



Upon entering the home, a traditional hallway awaits, with stripped original floorboards leading to the elegant front reception. Ornate plaster coving and a central rose adorn the ceiling whilst plantation shutters dress the windows. Sliding doors reveal the delightful kitchen/breakfast room with bifolds revealing inspiring views across the beach and allowing direct access to the spacious shared garden.

“The new door leading to the garden has unlocked the most amazing sea view.”

The principal bedroom to the front is every bit as elegant as the front reception, whilst the second bedroom delivers bags of character with a built in bed enveloped by timber panelling and a clawfoot roll top bath also found in this unique room. A luxuriously appointed central shower serves both rooms wonderfully.

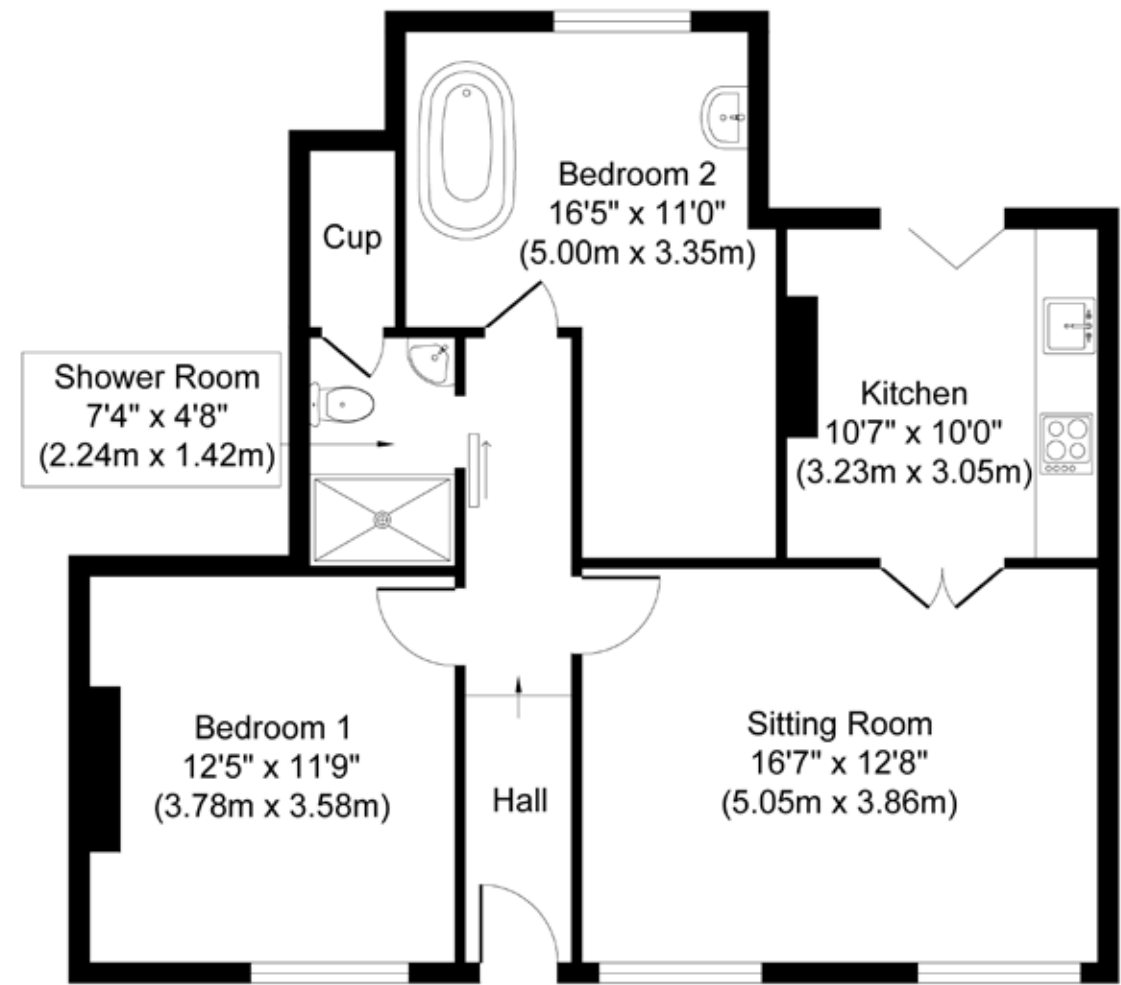




Outside, the home enjoys the rare access to a generous and well-kept shared garden, ideally located to soak up the outstanding views and with numerous areas to make the best of the all day sunshine.



“Cromer High Street is alive with eclectic shops and creative traders”



Approximate Floor Area
763 sq. ft
(70.88 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.

Copyright V360 Ltd 2022 | www.houseviz.com



ALL THE REASONS

Cromer

IS THE PLACE TO CALL HOME



With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and

sand beach, it's easy to see why Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast, and in recent years there has been a regular flow of relocaters from the capital and home counties looking for a life by the sea.

This, in turn, has triggered an 'on the up' momentum for the area and seen fabulous start-up businesses breathe new life into the streets surrounding the town centre. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source

of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.

With a good selection of schools including independent Beeston Hall School at nearby West Runton, it's easy to see the appeal of this gorgeously gentrified town for young families as a place to put down roots. Come discover if it's the place for you too...



Note from Sowerbys



Cromer Beach

“Cromer beach is fantastic to explore! It's a stone's throw from the apartment”

SOWERBYS



SERVICES CONNECTED

Mains electricity, water, drainage and gas.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

C. Ref:- 5232-7628-9100-0124-9222

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

Leasehold. Please contact Sowerbys for further details.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL