



THE STORY OF

Western Penthouse

Cromer, Norfolk

SOWERBYS



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Western Penthouse

24 Merchants Court, Cromer, Norfolk
NR27 9GW



Two Bedroom, Two Bathroom Penthouse with Lift Access

Surreal Location Within One of the Greatest Seaside
Towns in Norfolk Close to Essential Amenities

Views Over the North Sea and Across North Lodge Park

Scope to Increase Value

Communal Storage near Penthouse and
Further Downstairs Locker

Parking and Garage



Commanding panoramic sea views,
a central position within the town
with the rare addition of parking and
also enjoying the sight of Cromer's
beautiful North Lodge Park, the Western
Penthouse is a sure contender for any
homeowner looking to start their next
chapter relishing in the north Norfolk
Coastal lifestyle.

The Western Penthouse has been enjoyed
by the current owner's family since
the late 1990s, where the family found
peace in retiring to one of the then-most
prestigious developments of the town,
with every essential amenity in walking
distance, a strong community within
Merchants Court and most importantly
to appreciate just how wonderful of

a town Cromer is and continues to
impress.

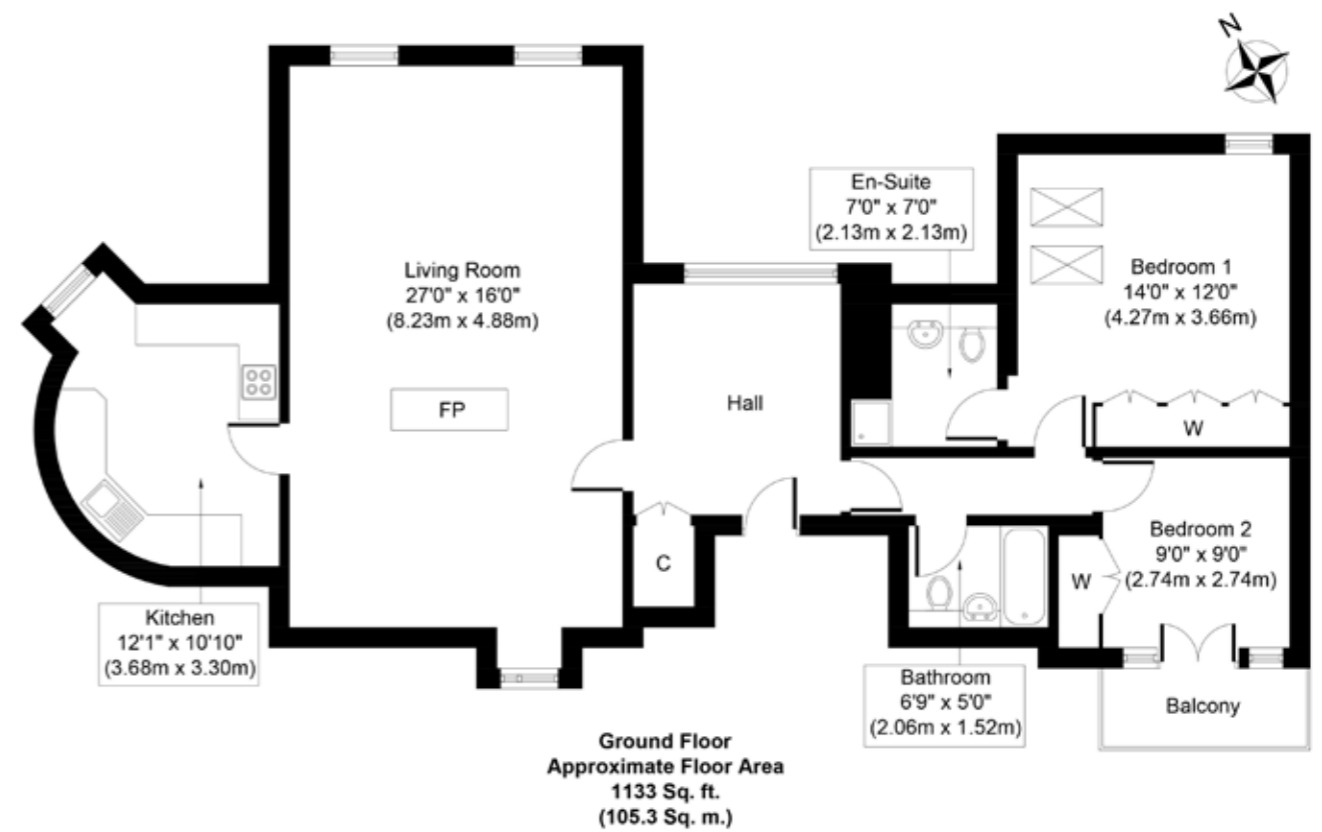
The penthouse itself has great scope to
be modernised and increase the value,
but the property could be transformed by
even minor cosmetic upgrades. With two
bedrooms, two bathrooms and brilliant
views to the northern aspect, there is a
subtle and quiet balcony on the southern
aspect to bathe in the sun whilst
sheltered and still enjoy the sound of the
waves washing in the background.

For a property that has it all, be it
an investment, a holiday home or a
retirement treat, the Western Penthouse
will undoubtedly impress and stands in
wait to welcome you for its next chapter.

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View not from Penthouse



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

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 the Vendor



Sea views from Western Penthouse.

“My parents retired here in 1999, they loved watching the activities of the lifeboat, the fishing boats and people enjoying the beach and sea.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0091-2270-5080-2472-3391

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

Share of freehold.

Ground Rent: £50 per annum. Service Charge: £1950 per annum. Short-term holiday lets are not permitted. Regulation in the lease states that the landlord's consent is needed for pets.

LOCATION

What3words: ///paddock.tasters.trophy

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