



THE STORY OF

Flat 3, 30 Cromer Road

Sheringham, Norfolk

SOWERBYS



Two Bedroom Victorian Apartment Presented
in Immaculate Order Throughout

Fantastic Open Plan Living Space,
Modern Kitchen and Bathroom

Gas Heating and Double Glazing

Private Garden and Store as well as Off Road Parking

Share of Freehold

Long Lets and Holiday Lets Permitted

Short Stroll to Town and Beach



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Flat 3, 30 Cromer Road

Sheringham, Norfolk
NR26 8RR

A stunning first-floor apartment, delightfully restored in recent years, offering a stylish and modern living space while showcasing versatile open-plan living, two bedrooms, and a luxuriously appointed bathroom. Just a short stroll to the beach and vibrant town centre.

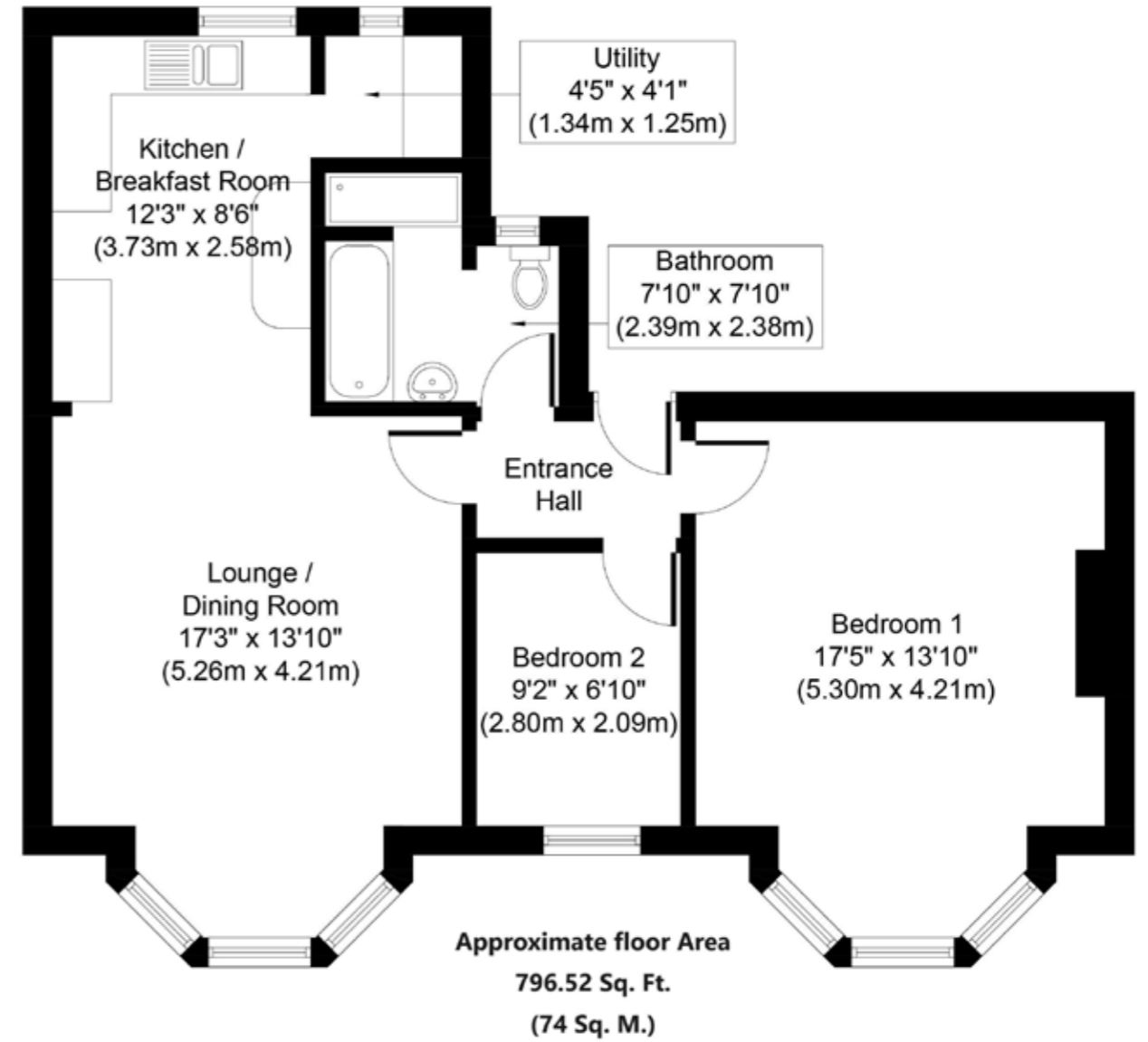
Flat 3, Cromer Road, is an exceptional two-bedroom apartment that has been meticulously renovated throughout and set within a handsome Victorian coastal residence. This unique property boasts a wonderful blend of high ceilings, elegant bay windows, and modern stylish interior design. What elevates the appeal of this unique apartment is the private garden, allocated off-road parking, and elevated views overlooking the historic Poppy Line Station. Add to this a share of the freehold, making this special apartment the perfect coastal retreat and/or holiday let.

Set across the first floor of a fine period residence, this wonderful apartment makes the most of what would have originally been the grand rooms within a substantial Victorian house. Well-

proportioned rooms, high ceilings, and ornate bay windows acknowledge the period heritage bestowed upon this wonderful property, and a stylish, yet sympathetic interior design creates the perfect fusion between old and new.

Set over a single floor with sublime lateral space, this wonderful apartment briefly comprises; a communal entrance hall with a video intercom system, a private entrance hall, an impressive lounge/dining room with a three-panel bay window, a stylish shaker-style kitchen with a generous range of wall and base units, a breakfast bar, and a separate utility room. The principal bedroom extends to over 225 sq. ft. and makes the most of the high ceilings and another classic three-bay Victorian window. The accommodation is completed by a second cosy bedroom and a luxurious bathroom with an enclosed shower.

To the rear of the building is a private, enclosed garden that enjoys a sunny southerly aspect and a spacious garden store.



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

Sheringham

IS THE PLACE TO CALL HOME



Sheringham's motto, 'The sea enriches and the pine adorns', sets the scene for all that this traditional seaside

town encompasses. Historians believe a Viking warlord settled his tribe in the area c.900, and the area later became a farming and fishing community.

The arrival of the railway in the early 19th century saw the town's population surge and the landscape evolve with a delightfully eclectic range of architectural styles. Today, the station sits on the mainline rail link to Norwich and onwards to London or Cambridge – whichever track you follow, it's an unbeatable coastal commuter town to come home to.

At the heart of Sheringham is a thriving high street with a parade of independent shops peppered with plenty of tourist stops offering sugary treats and colourful postcards. Park



at the top of the hill, next to the heritage North Norfolk Railway which runs steam and diesel trains to Holt in the summer months, and wind your way down to the seafront where a stunning Blue Flag pebble and sandy beach awaits for an indulgent hour spent stone-skimming.

Learn more about the relationship between sea and land at the town's museum, fondly known as The Mo, where retired lifeboats reflect the past and a showcase of the Sheringham Shoal Offshore Wind Farm presents the future of the coastline.

At the end of the high street stands the Sheringham Little Theatre, a real local treasure which attracts an illustrious cast of actors from the nationals and is renowned for a vibrant summer rep season and glorious Christmas panto. The Hub, in the theatre's foyer, is a fantastic community café and place to catch up on neighbourhood news.

Locals love to celebrate the town's heritage, with a week of Viking themed events in February, a shared Crab and Lobster Festival with Cromer in May and an all-out carnival in August.

After the bustle of town, step away from the crowds and head along the Norfolk Coastal path to the top of Beeston Bump, just 15 minutes out of town, and immerse yourself in nature as you survey stunning views over the North Sea, Sheringham and West Runton. Or for an even bigger adventure, head to Sheringham Park and take the Repton Walk to the Gazebo for 360° views across the surrounding countryside – what a wonderful town to call home.

Note from Sowerbys



“The property benefits from having a private enclosed garden, as well as being a short distance from the coast and town centre.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, drainage and broadband. Gas central heating

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

B. Ref:- 0055-2899-7571-2700-5761

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

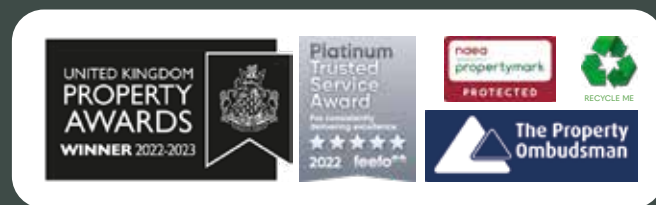
Share of Freehold.

LOCATION

What3words: ///octagonal.curry.extent

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SOWERBYS



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