



THE STORY OF

# Strand Apartment

*Cromer, Norfolk*

SOWERBYS





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Cliff House, Overstrand Road,  
Cromer, NR27 0AL

An Historic Building that is Steeped  
in Fascinating History

Surreal Location which overlooks North Lodge  
Park and the North Norfolk Coastline

Quick Access to Cromer's High Street

Transport Links Within Easy Walking Distance

Total Floor Space Sits Just Under 1,600 Sq. Ft.

Three Bedrooms and Two Bathrooms

Allocated Parking

Communal Garden with Private Shed

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“...surreal elevated front-row seat to the North Sea,”

Cliff House is one of Cromer’s finest buildings, with an incredibly fascinating past spreading roots across the history of banking within the Hoare family, which also held one of the most prominent positions in this popular seaside resort.

Originally built in 1779, located just behind North Lodge Park, we can enjoy the views across this stunning site which once made up the entirety of the Hoare family’s summer residence from 1857. Following a death in the family in 1928, North Lodge Park was then won in auction by Cromer District Council, who relocated to The Lodge and still base themselves there today. This gorgeous park overlooks the North Norfolk coastline and, because of becoming part of Cromer’s community, has been open ever since to the public to enjoy picnics,

the stunning gardens, or a peaceful respite should one find themselves tackling the Norfolk Coastal Path.

Upon entering Cliff House, you are surrounded by numerous ‘doffs of the cap’ to this amazing building’s heritage. One would be the family crest that rests above the main entrance. There are still remnants of the teak and oak that filled this building. Strand Apartment, one of eight beautifully unique apartments which now make up Cliff House, has still retained this building’s soul through not only its characterful additions, but its large rooms, tall ceilings, and its generous size that spans just under 1,600 sq.ft.







Strand Apartment shows a brilliantly versatile layout which holds three great bedrooms, two bathrooms, and the most superb kitchen/day room that enjoys a surreal elevated front-row seat to the North Sea. Thanks to the additional space the current owners use as the office, this immediately alleviates any concern of finding somewhere to work from home without the need of losing a bedroom. Equally, the current office could quite easily become a temporary bedroom for guests.





Outside, there is a generous communal garden to enjoy that comes with an area for garden sheds - one of which will come with the sale of this property. The property also benefits from allocated parking. From the front door of Cliff House, you are just around the corner from Cromer's high street where you will be able to find the range of independent coffee shops, cafes, and bars that fill this vibrant town. Cromer also has train links that go from Sheringham to Norwich, as well as the bus station that runs throughout North Norfolk.



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 Sowerbys



Hoare family crest

"The building holds an incredibly fascinating past."

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref:- 9569-3036-8204-3034-7204

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

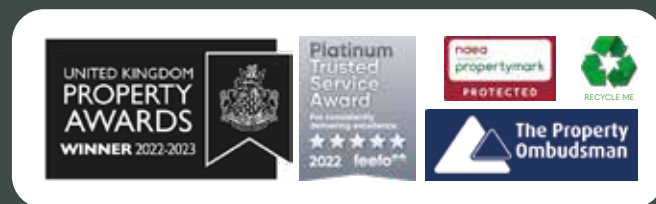
Leasehold with a share of the freehold. Additional information TBC.

## LOCATION

What3words: ///loaders.cheerful.upward

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