



Leighton House  
11-13 St. Marys Road, Cromer

**SOWERBYS**

Upon arrival to the property, prospective tenants are immediately welcomed into an entrance hall which leads to the well-appointed accommodation.

Home to an abundance of both cupboard and worktop units, the bespoke fitted kitchen is perfect for those looking to display their culinary skills. The fully equipped kitchen is offered with an integral electric oven, hob, washing machine, dishwasher and a fridge freezer.

Flooded in natural light, the elegant sitting room boasts versatile dimensions for all desired furnishings, providing the ideal spot for both entertainment and reception throughout all times of the day.

The primary bedroom within the apartment is an extensive double room benefiting from the luxury of an en-suite comprising a walk-in shower, wash basin, WC and a heated towel rail. The second bedroom, a smaller double room again benefits from a matching en-suite.

Externally the apartment benefits from ample on street parking.

Available now.

## **CROMER**

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...

## **AGENT'S NOTES**

No Pets

Unfurnished

Available Now

Gas Central Heating

12 Month Initial Tenancy

## **COUNCIL TAX**

Band B.

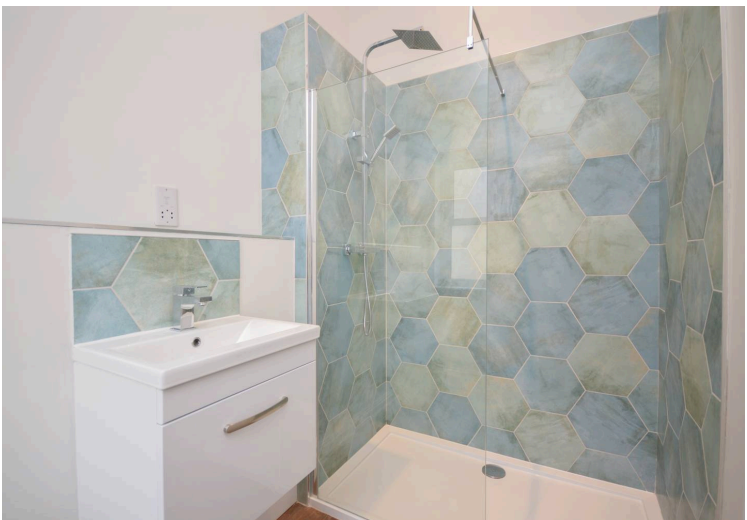
## **ENERGY EFFICIENCY RATING**

C. The reference number or full certificate can be obtained from Sowerbys upon request. 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.

## **LOCATION**

What3Words: [///tramps.direct.stolen](https://tramps.direct.stolen)





# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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