

16 Harbord Road, Cromer - NR27 0BP

£300,000 Freehold

Guide Price 300,000 - £325,000. This modern three-storey home on Harbord Road offers a stylish and versatile layout ideal for family life or flexible working. Thoughtfully designed with multiple reception areas, four bedrooms, and two contemporary shower rooms, the home combines comfort with practical living. A low-maintenance garden and private parking space add everyday convenience, while sleek interiors and a newly fitted kitchen enhance the overall appeal. Located in the charming seaside town of Cromer, residents can enjoy sandy beaches, cliffside walks, and the iconic Cromer Pier just moments away. With its blend of Victorian charm and local seafood, Cromer offers a relaxed yet vibrant lifestyle by the sea.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

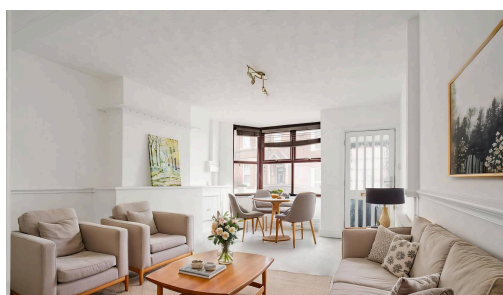
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The Location

Cromer is a charming coastal town situated in the county of Norfolk, England. Nestled on the North Sea coast, it is renowned for its picturesque cliffs, sandy beaches, and the iconic Cromer Pier, which extends proudly into the sea. The town is rich in maritime heritage, with a history of fishing, particularly famous for its



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Surrounded by the natural beauty of the Norfolk Coast Area of Outstanding Natural Beauty, Cromer offers a tranquil escape with its scenic landscapes and traditional English seaside charm. Visitors can enjoy a mix of Victorian architecture, local shops, and seafood restaurants, making it a perfect destination for a relaxing getaway.

Harbord Road, Cromer

Arranged over three spacious levels, this modern Cromer home blends smart design with versatile living. Entry is via a welcoming porch, leading directly into a generously sized sitting room—perfect for relaxed evenings or entertaining in comfort.

From here, a door opens into a large central hallway, which serves as the heart of the ground floor. Far more than a corridor, this central space feels like an additional reception area in its own right, offering flexible potential for a study nook, play zone or chill-out corner. It's also home to the main staircase and connects seamlessly to the dining room, and kitchen.

The separate dining room enjoys a garden-facing aspect with patio doors opening straight onto the rear, making it ideal for dining or keeping an easy eye on outdoor activity. The newly installed galley-style kitchen brings sleek cabinetry and efficient design together, offering a practical yet stylish space for cooking and day-to-day living. A modern ground floor shower room completes this level, providing added convenience for families or guests.

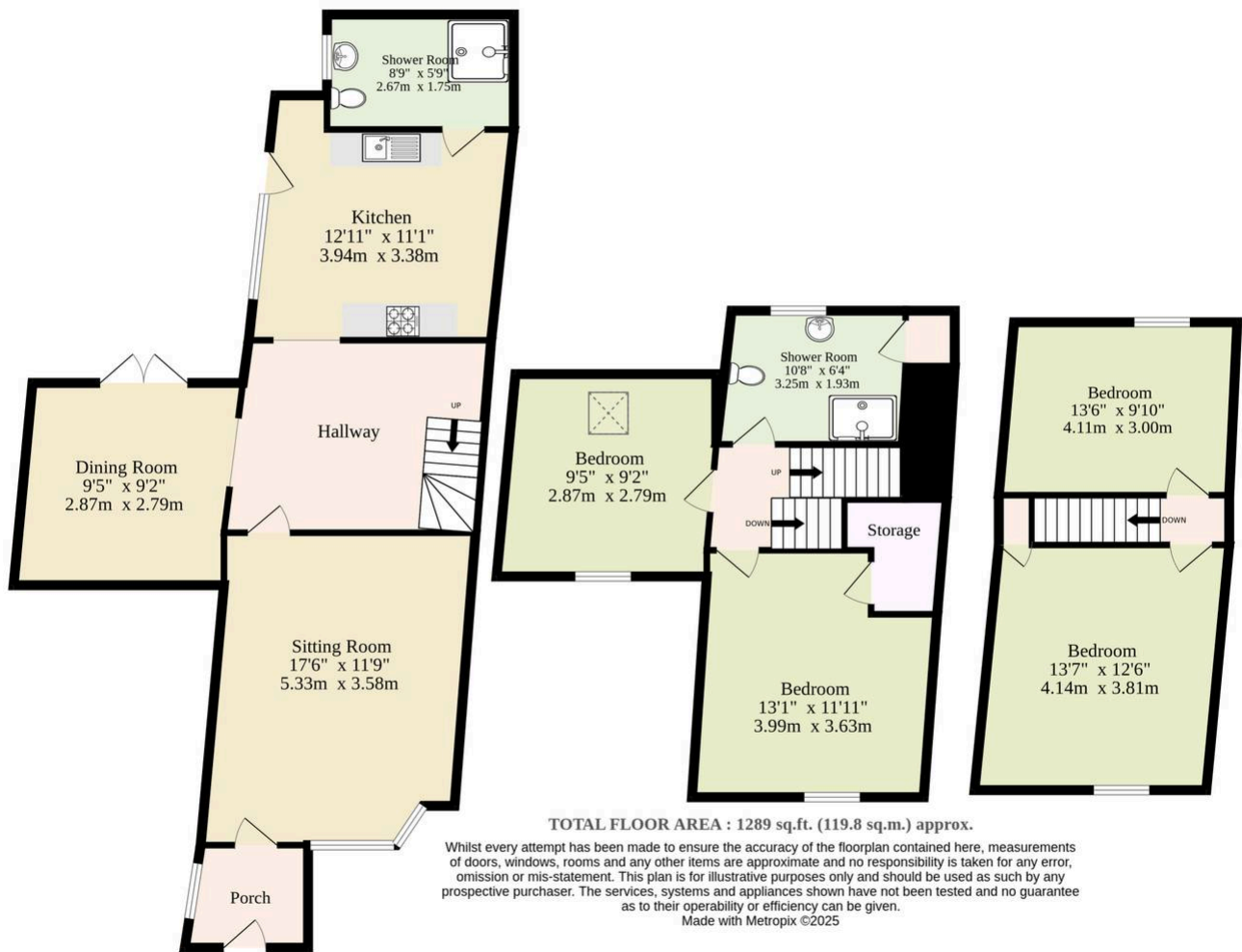
On the middle floor, two well-sized bedrooms are accompanied by a second contemporary shower room, offering comfort and functionality in equal measure. The top floor adds further flexibility, with two additional bedrooms that can be adapted to suit



Ground Floor
639 sq.ft. (59.4 sq.m.) approx.

1st Floor
347 sq.ft. (32.2 sq.m.) approx.

2nd Floor
303 sq.ft. (28.1 sq.m.) approx.



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