



22a Louden Road, Cromer

Guide Price £390,000

# 22a Louden Road

Cromer, Cromer

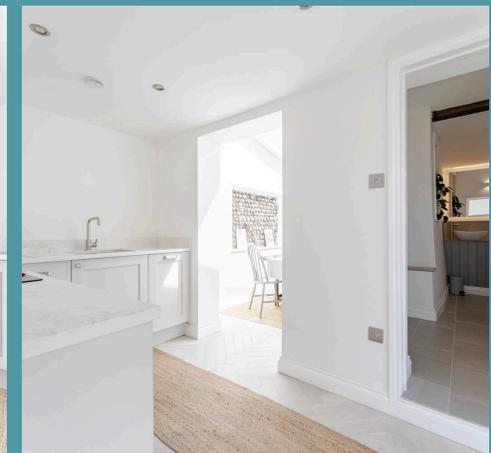
Guide Price £390,000 - £400,000. Step into a life of effortless elegance and coastal charm with this beautifully renovated property, where modern luxury meets relaxed living. The sleek kitchen, with its 30mm Cashmere granite worktops and high-end appliances, sets the stage for memorable meals and easy entertaining, all bathed in natural light from the glass-ceilinged dining area. Upstairs, spacious bedrooms offer peaceful retreats, while the bathrooms invite you to unwind with luxurious roll-top baths and walk-in showers. This home isn't just a family haven; it's a thriving holiday let, already generating impressive returns thanks to its prime beachside location. With the added potential of a detached garage, approved for conversion into a two-storey annexe, the possibilities for this property are endless, offering both lifestyle and investment in one stunning package.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F

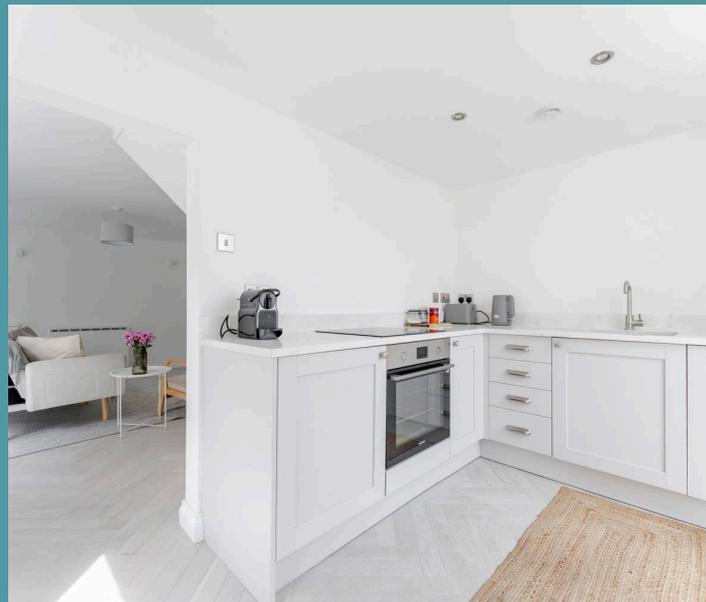




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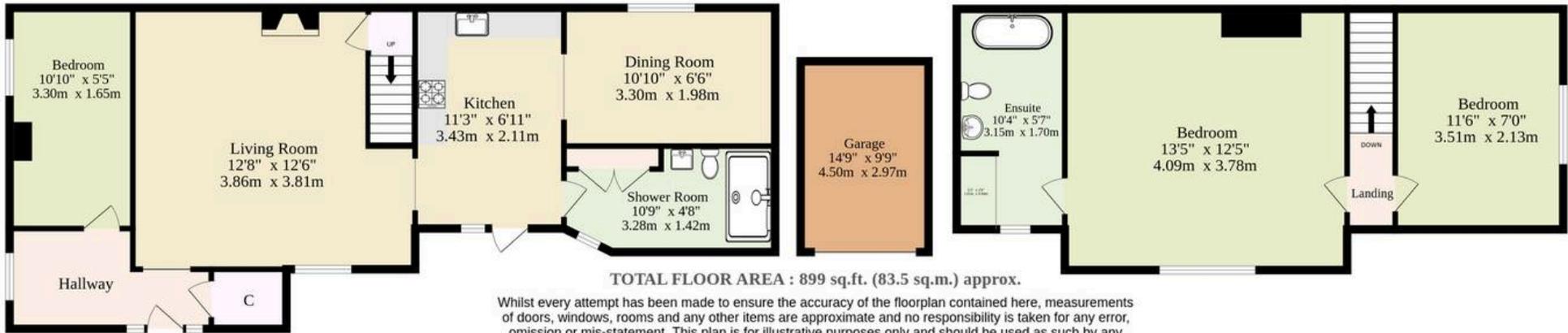
### The Location

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 delectable Cromer crabs.

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

**Ground Floor**  
577 sq.ft. (53.6 sq.m.) approx.

**1st Floor**  
322 sq.ft. (29.9 sq.m.) approx.



**TOTAL FLOOR AREA : 899 sq.ft. (83.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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