



## 34a Church Street, Cromer - NR27 9ES

£270,000 Freehold

Own your own slice of seaside living as a main residence or continue the success of this highly sought-after holiday let in the heart of Cromer. Generating an impressive £30K annual income, this beautifully renovated property seamlessly blends coastal charm with modern design. Once home to a fifth-floor lookout used for pilots and smugglers in the 1800s, it carries a fascinating history alongside its stylish updates. Featuring original stained glass windows and a stunning blue-themed kitchen inspired by its seaside surroundings, this home offers a truly unique opportunity for both investors and homeowners. Enjoy breathtaking views from the terrace, relax in the cosy sitting room, or unwind in the luxurious modern shower room.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



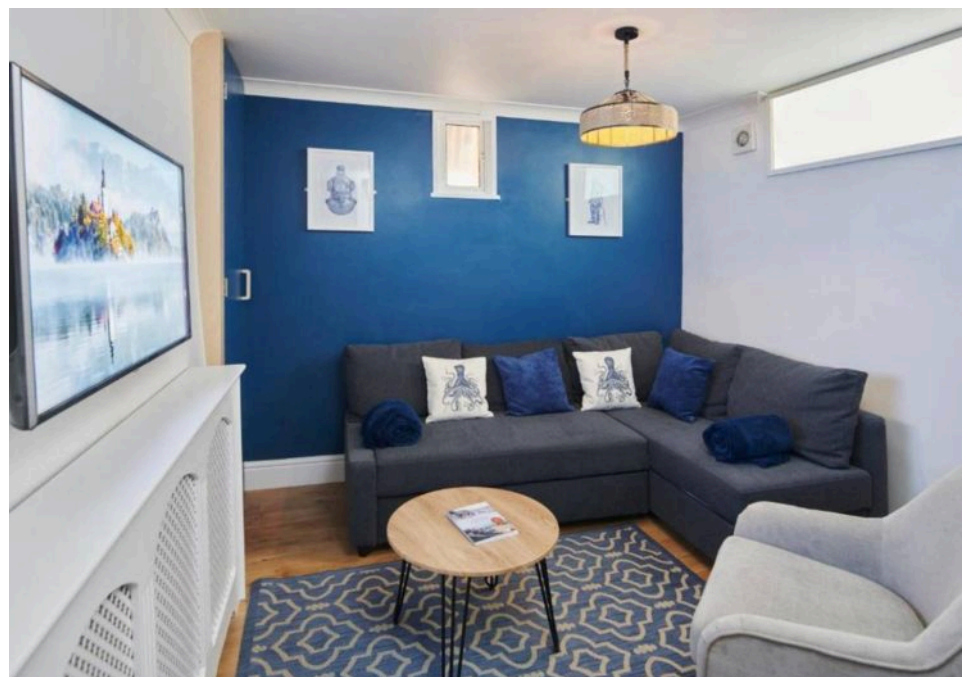
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### The Location

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.



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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.

### Church Street, Cromer

Beautifully renovated, this seaside property, located in the heart of Cromer town centre, offers a rare opportunity to own a unique four-storey home that blends historical charm with modern updates. Originally a characterful building, the property has been thoughtfully restored, retaining many of its original features, such as the stunning stained glass windows, while incorporating stylish touches that enhance its appeal. The space is designed to be both inviting and practical, making it an ideal choice for those seeking a home with character and convenience.

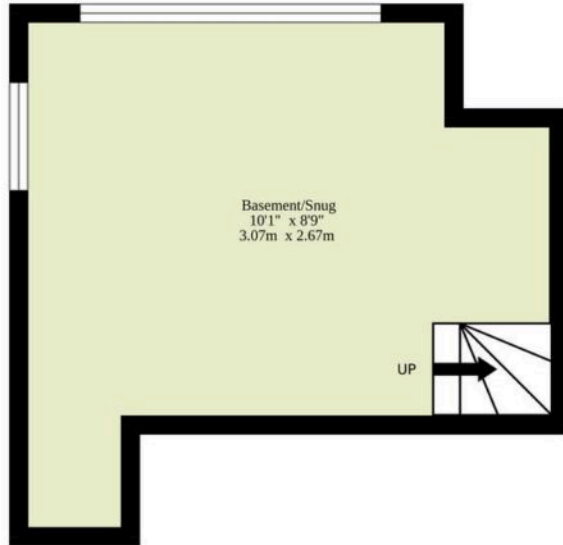
The property's prime location makes it an incredibly successful holiday let, with an impressive £30K annual income. Its proximity to the beach, local amenities and the town centre ensures a steady stream of visitors, drawn to its unique appeal and coastal charm.

Despite its success as a holiday rental, the property also offers the flexibility to serve as a permanent residence or a family getaway. The carefully considered design ensures that whether you're relaxing or entertaining, it provides the perfect space for all occasions.

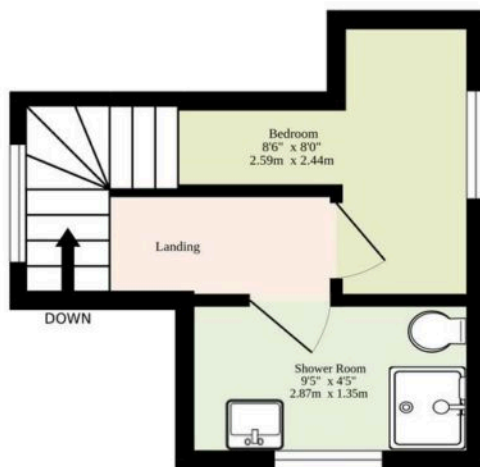
Step inside to discover a stunning handmade kitchen, featuring a mosaic-patterned design in rich blues that mirror the coastal



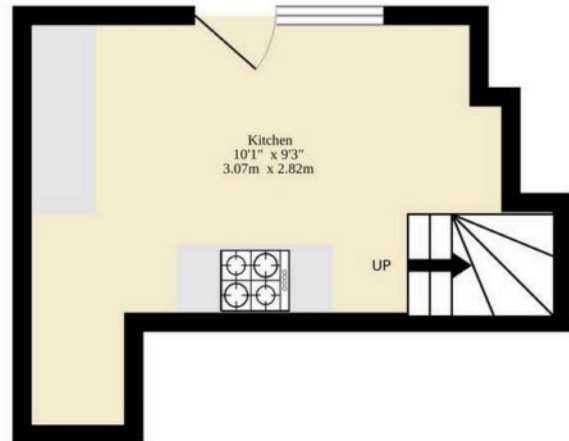
Basement  
90 sq.ft. (8.4 sq.m.) approx.



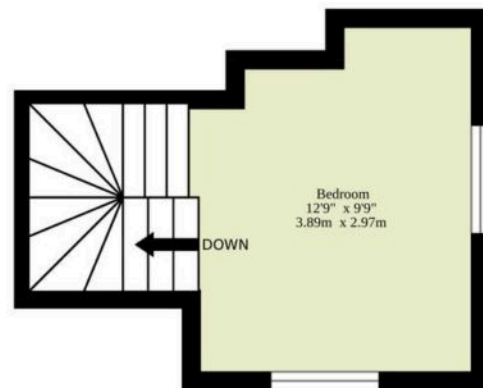
First Floor  
124 sq.ft. (11.5 sq.m.) approx.



Ground Floor  
94 sq.ft. (8.7 sq.m.) approx.



2nd Floor  
128 sq.ft. (11.9 sq.m.) approx.



**TOTAL FLOOR AREA : 436 sq.ft. (40.5 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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