



## 16a Harbord Road, Cromer - NR27 0BP

£375,000

Guide Price 375,000 - £400,000. Life on Harbord Road offers more than just a home – it's an everyday experience of coastal living, right in the heart of Cromer. Wake up to sea air and stroll down to the pier for your morning coffee, then return to a home that feels like it was made for modern living – bold, bright and beautifully finished. With its expansive open-plan layout, full-width patio doors and that crackling log burner, evenings flow from cooking to dining to unwinding without skipping a beat. Hosting friends is a breeze, working from home feels effortless and the private master suite upstairs gives you a reason to slow down when your toes to sleek interiors, this is where laid-back seaside living meets architectural edge – all with your own driveway out front and everything Cromer has to offer just steps away.

Council Tax band: C

Tenure: Freehold



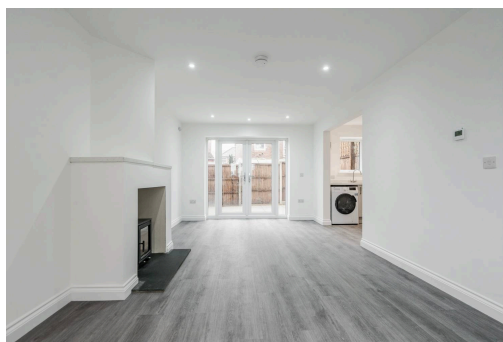
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### The Location

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



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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

This striking, newly built three-storey residence is the definition of premium coastal living, designed with precision and finished to an impeccable standard. Set in a prime location just moments from Cromer's bustling town centre and renowned beach, the home combines bold architectural form with everyday function. A generous driveway to the front provides ample off-road parking – a rare and valuable asset in such a central position.

Step inside and discover a beautifully composed ground floor where a large open-plan sitting and dining area takes centre stage. Flooded with natural light via wide patio doors, the space is enhanced by a log-burning stove and a white-on-white aesthetic.

A seamlessly connected kitchen sits just beyond, fitted with fully integrated appliances, chrome hardware and an effortless flow that ties the entire floor together. Ideal for entertaining or unwinding, this ground level offers practicality, complemented by a handy WC.

The first floor hosts two well-proportioned double bedrooms and a flexible third room, ideal as a home office, nursery, or guest





**TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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