



12 Brook Street, Cromer - NR27 9EY

OIRO- £200,000 Freehold

Enjoying a superb location near Cromer's sandy beach and iconic pier, this charming one-bedroom cottage offers light-filled interiors and a comfortable layout. The accommodation includes a spacious lounge with built-in storage, a separate fitted kitchen with ample cupboard space, a generous double bedroom with a feature fireplace, and a contemporary shower room. With bright, neutral décor throughout and on-street parking available, this characterful home is perfect for those seeking a coastal escape or an easy-to-maintain full-time residence.

Location

Brook Street is ideally situated just a short walk from Cromer's vibrant town centre and picturesque clifftop seafront. This well-regarded location offers convenient access to a variety of independent shops, cafés, and restaurants, as well as the famous Cromer Pier and sandy beach. Residents benefit from nearby schools, healthcare facilities, and excellent transport links, including the train station and regular coastal bus services. With its charming streetscape, strong sense of community, and close proximity to both everyday essentials and scenic coastal walks, Brook Street offers a wonderfully balanced lifestyle in one of Norfolk's most popular seaside towns.

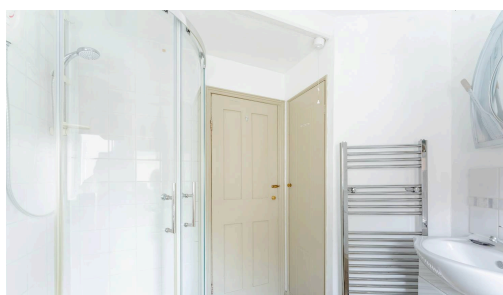
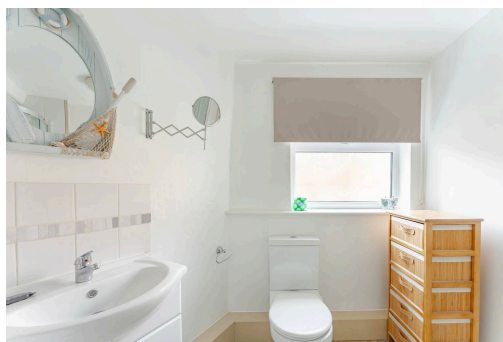


Agents notes

We understand that the property will be sold freehold, connected to main services, water, electricity and drainage.

Heating system- Electric
Central Heating

Council Tax Band- TBD



Brooke Street, Cromer

Step inside this charming one-bedroom cottage and immediately feel at home in the inviting lounge, a bright and airy space featuring attractive wood-effect flooring, built-in shelving, a handy storage cupboard, and a stylish electric fireplace that adds a cosy focal point. The natural light that floods the room enhances its warmth and character, creating an ideal spot for relaxing or entertaining.

Continue through to the well-equipped kitchen, where you'll find fitted units offering plenty of storage, generous countertop space, and a smart tiled backsplash. The room also includes an electric hob and oven, durable tiled flooring, and a large built-in cupboard perfect for keeping essentials neatly tucked away. A door from the kitchen leads out to a shared pathway, providing convenient access to the outside.

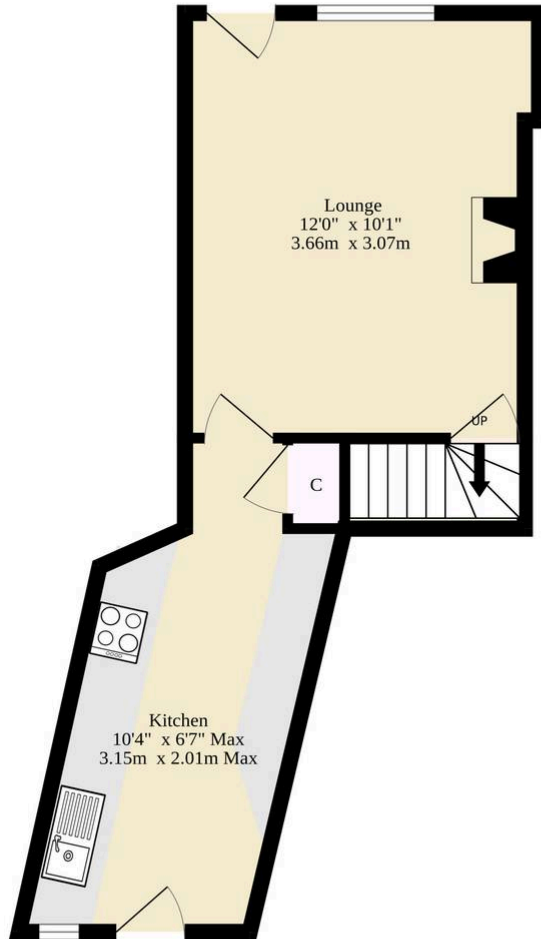
Upstairs, the generous double bedroom boasts solid wood flooring and a charming feature fireplace, adding to the cottage's period appeal. The room is filled with natural light and offers ample space for additional furnishings or even a reading nook.

Completing the accommodation is the contemporary shower room, a bright, well-appointed space featuring a glass-enclosed shower cubicle, vanity unit with basin, chrome towel rail, and further storage.

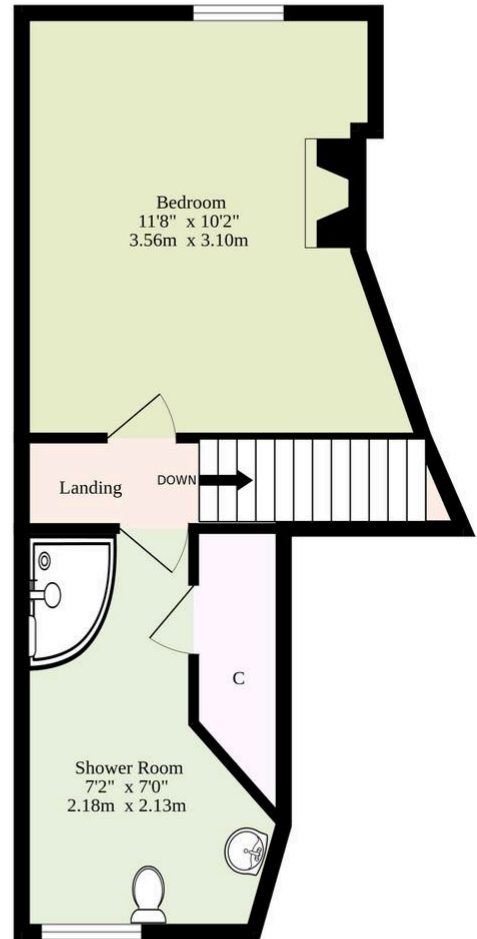
Additional features include double glazing throughout and on-street parking available nearby.



Ground Floor
191 sq.ft. (17.7 sq.m.) approx.



1st Floor
178 sq.ft. (16.5 sq.m.) approx.



TOTAL FLOOR AREA : 369 sq.ft. (34.3 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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