



Flat 3, 23 Vicarage Road, Cromer

Cromer



In Excess of £200,000  
Minors & Brady



## Flat 3

23 Vicarage Road, Cromer

1/6 Share of Freehold. Spacious and stylish, this first-floor apartment is set in a desirable residential area just five minutes from Cromer town centre, offering the convenience of a chain-free sale. Inside, the bay-fronted lounge diner features a woodburner, while the fitted kitchen is paired with a walk-in utility cupboard offering plumbing for a washing machine and useful storage. There are two double bedrooms with contemporary pendant lighting, along with a fully tiled modern bathroom complete with a panelled bath and shower over. Outside, the property benefits from a private parking space to the rear and access to communal gardens at the front, making it an ideal choice for those seeking coastal living with comfort, style and everyday convenience.

- Spacious and well-presented first floor apartment
- Chain-free sale, ideal for a swift and hassle-free purchase
- Generous bay-fronted lounge with woodburner and space for dining
- Fitted kitchen with separate utility room for added convenience
- Two comfortable double bedrooms
- Modern family bathroom with clean, neutral finishes
- Access to well-maintained communal front gardens
- Private parking space located to the rear of the property
- Just a short walk from Cromer's sandy beaches, shops, cafes, and iconic pier
- Situated in a sought-after residential area with nearby schools, supermarkets, and medical facilities, just five minutes from the town centre



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23 Vicarage Road, Cromer

## Location

Vicarage Road is positioned in the popular seaside town of Cromer, known for its historic pier, sandy beaches, and vibrant town centre filled with independent shops, cafes, and restaurants. The property is within easy reach of local supermarkets, medical facilities, and well-regarded schools.

Cromer's train station provides direct rail links to Norwich, while nearby bus routes offer convenient access along the North Norfolk coast. The area is home to the iconic Cromer Pier Pavilion Theatre, one of the last end-of-pier theatres in the UK. The town is also famous for its freshly caught Cromer crabs and annual Carnival week, which brings the whole community together. With scenic coastal walks, access to the Norfolk Coast Path, and a traditional seaside atmosphere, this is a location that offers charm, convenience, and a true sense of place.

## Vicarage Road, Cromer

Step into the entrance hall, a light and welcoming space fitted with a wall-mounted intercom, carpet underfoot and doors leading to all rooms.

To the front of the property, the kitchen offers a practical layout with a range of wall and base units, a built-in Neff hob with extractor, an integrated Neff dishwasher, built-in oven and fridge freezer, along with a sink drainer and wood-effect flooring. A walk-in utility cupboard sits just off the hall, housing the Worcester Bosch boiler, plumbing for a washing machine, and handy storage space.

The lounge diner is generously proportioned and beautifully presented, featuring a bay window that draws in natural light and a fireplace with a woodburner as a striking focal point.





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Both bedrooms are carpeted and comfortable, each enhanced with stylish pendant lighting, one positioned to the side and the other to the rear. The bathroom is fully tiled and finished with stylish tiling throughout, featuring a panelled bath with shower over, inset ceiling lighting, WC, wash basin, and a tall towel rail.

Additionally, the property benefits from double glazing throughout, with new sash windows installed in 2024.

Externally, there is a private parking space to the rear, with access to well-kept communal gardens at the front of the property.

## Agents notes

We understand the property will be sold with a 1/6 share of the freehold and is connected to all main services.

Heating system- Gas Central Heating

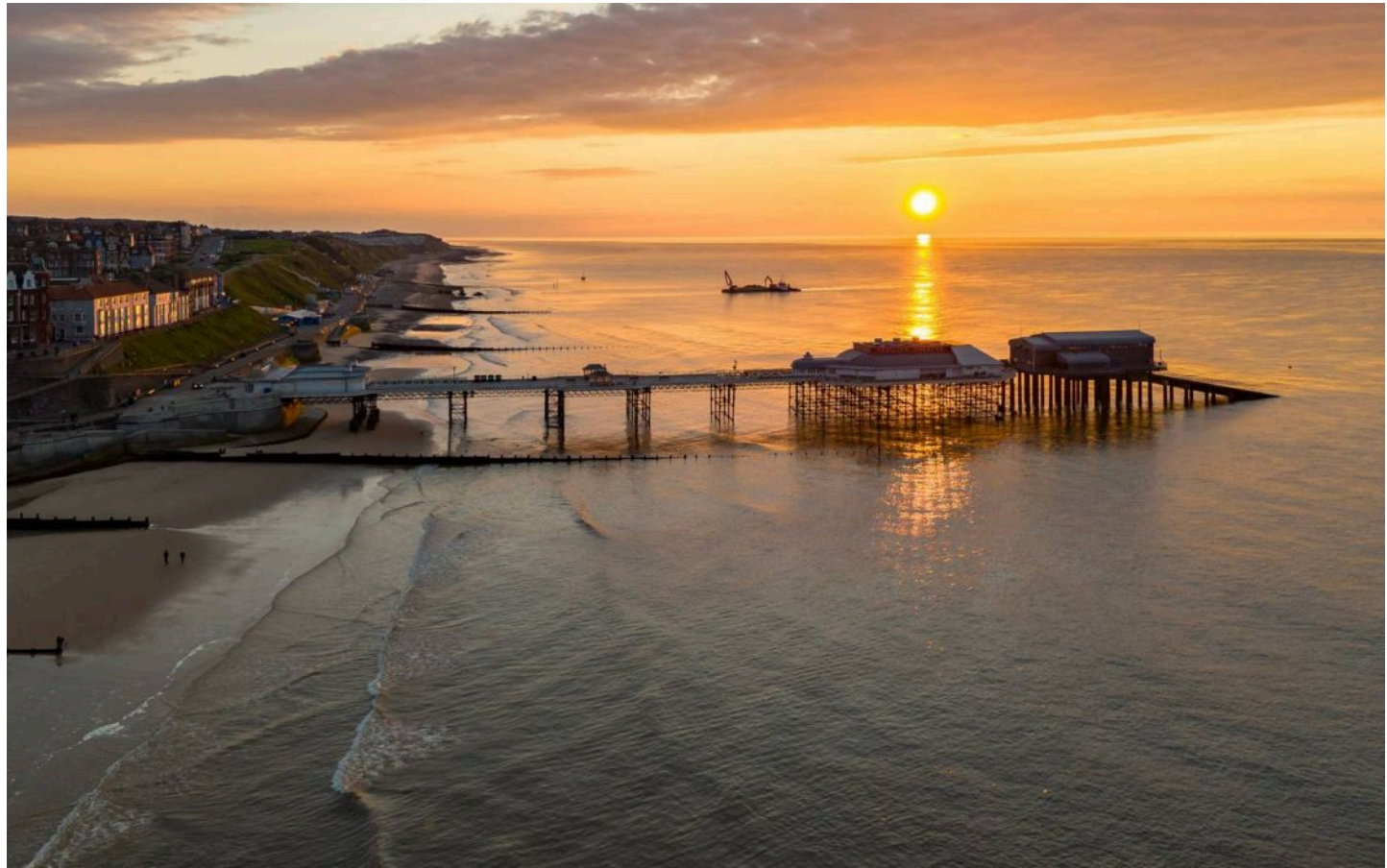
Council Tax Band- A

Service charge: £195 per quarter (includes buildings insurance and ground rent)

Each owner is a director of the management company that owns the freehold, which meets annually to agree on maintenance needs and costs

Pets are not permitted

Holiday lets are not permitted



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694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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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