



2 Shipden House High Street, Cromer

Cromer



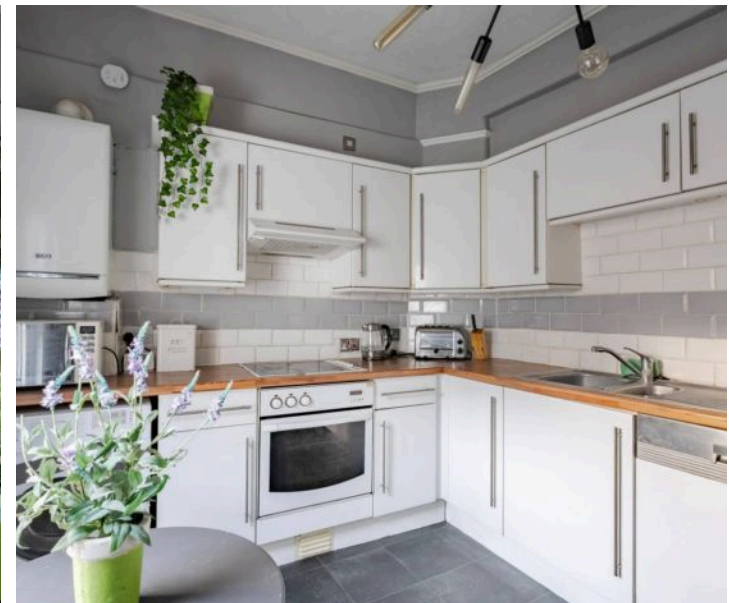
Minors & Brady



## 2 Shipden House High Street

Situated in the heart of the popular coastal town of Cromer, this attractive two-bedroom first-floor apartment forms part of a characterful Grade II listed period building, positioned opposite the town's historic fifteenth-century church. Its prime central location places shops, cafés, the seafront and transport links just moments away, perfect for enjoying a vibrant coastal lifestyle. The apartment is rich in period charm, highlighted by the spacious lounge with high ceilings, decorative ceiling rose, picture rails and a feature fireplace, creating a light and welcoming space. A well-fitted kitchen offers modern, practical living with integrated appliances, complemented by gas central heating and double glazing for year-round comfort. Two rear-facing bedrooms provide peace and privacy, with the main bedroom benefiting from a walk-in wardrobe and the second offering flexible use. A neatly fitted bathroom completes the accommodation. Combining period elegance, generous proportions and an exceptional town-centre setting.

- Prime town-centre location in the heart of Cromer, within easy reach of shops, cafés, the seafront and transport links
- Attractive Grade II listed period building, rich in character and architectural charm
- Well-proportioned first-floor apartment offering generous and well-balanced accommodation
- Prominently positioned opposite Cromer's historic fifteenth-century church
- Spacious and elegant lounge featuring high ceilings and excellent natural light
- Retained period details including a feature fireplace, decorative ceiling rose and picture rails
- Well-fitted kitchen with a range of modern units and integrated appliances







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## 2 Shipden House High Street

### The Location

Cromer is a well-established coastal town on the North Norfolk coastline, known for its strong community feel and range of everyday amenities. The town centre offers a variety of independent shops, cafés, supermarkets, medical facilities and schooling, alongside leisure attractions including the seafront, promenade and the historic pier.

Transport links include a bus station serving surrounding towns and villages, as well as a railway station on the Bittern Line providing direct connections to Sheringham and Norwich, with onward routes to London.

Surrounded by open coastline and countryside, Cromer combines practical day-to-day convenience with easy access to coastal walks and outdoor recreation.





## 2 Shipden House High Street

### Shipden House, Cromer

Situated in the very heart of the popular coastal town of Cromer, this characterful two-bedroom first floor apartment forms part of an attractive Grade II listed period residence, positioned opposite the town's historic fifteenth-century church.

With shops, cafés, the seafront and transport links all just moments away, the location is ideal for enjoying everything the town has to offer.

The apartment is rich in period charm, most notably within the spacious lounge which benefits from high ceilings, a decorative ceiling rose, picture rails and a feature fireplace.

The generous proportions create a light and airy feel, making this a welcoming space to relax or entertain.

A fitted kitchen is well arranged with a range of modern units and integrated appliances, offering practical and functional living while remaining in keeping with the character of the property. The apartment further benefits from gas central heating and double glazing, providing comfort throughout the year.





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There are two bedrooms, both positioned to the rear of the property. The main bedroom is a particularly appealing feature, offering a walk-in wardrobe with hanging space and shelving, while the second bedroom is well suited as a guest room, home office or additional sleeping accommodation. A neatly fitted bathroom completes the layout.

While there is no off-road parking, the central location more than compensates, making this an excellent opportunity for buyers seeking a permanent home, coastal retreat or investment. With its combination of period features, high ceilings, two bedrooms and town-centre setting, the property also offers great rental potential in this highly desirable seaside location.

### Agents Note

Sold Leasehold - 77 years remain

Connected to all mains services.

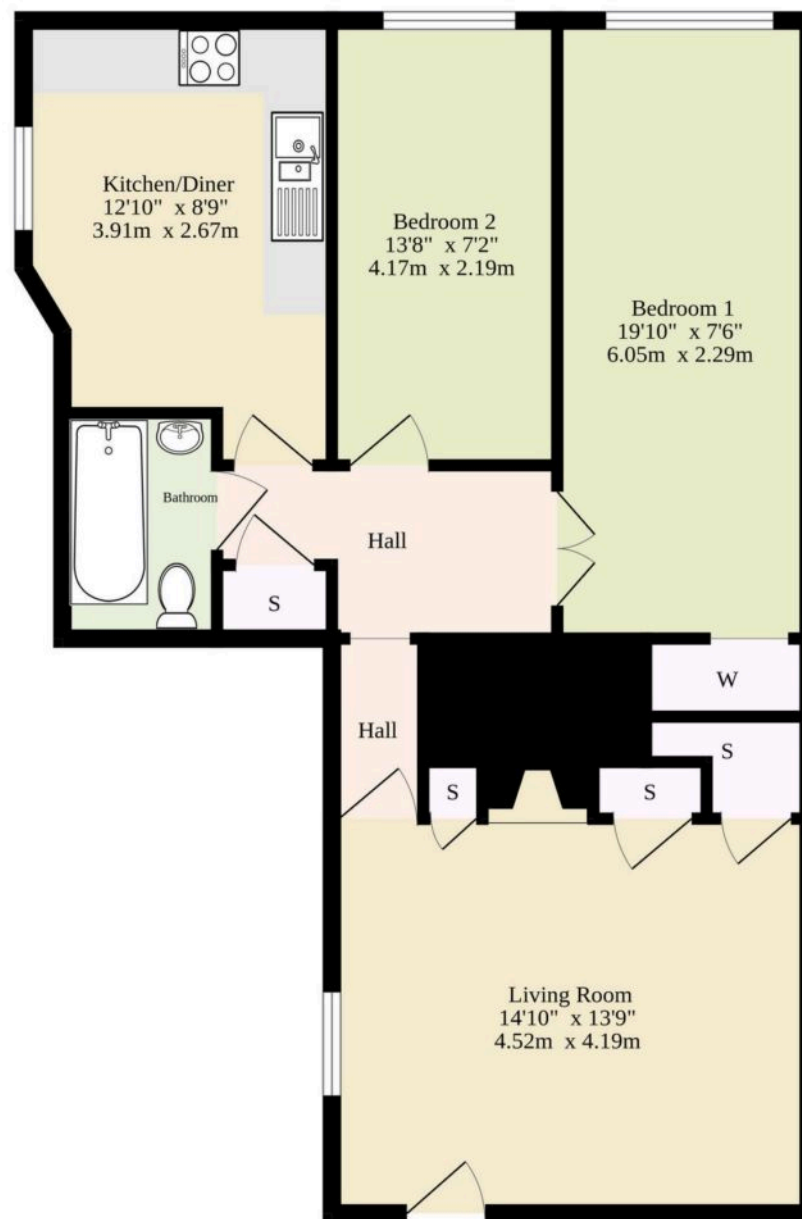
Ground Rent: £20

Maintenance: £1,200



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Ground Floor  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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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