



62 Central Road, Cromer
£200,000

Minors & Brady



62 Central Road

Cromer

A coastal renovation opportunity packed with potential. Situated in the sought-after seaside town of Cromer, this three-bedroom terraced home offers a rare chance to create a property tailored entirely to your own vision. Requiring full renovation throughout, the accommodation includes a lounge, dining room, kitchen, shower room and three first-floor bedrooms, providing a versatile foundation for modernisation. A brick shed adds further practicality and potential, while the property's generous layout presents exciting scope for improvement and value enhancement. Just moments from Cromer's beautiful beaches, iconic pier and popular town centre, this is an ideal project for investors, developers or buyers seeking a rewarding coastal restoration opportunity.

- Three-bedroom terraced home in the sought-after coastal town of Cromer
- Fantastic renovation project with scope to add value
- Requires full modernisation throughout and offers excellent potential
- Spacious lounge with fireplace and separate dining room
- Kitchen and ground floor shower room ready for complete refurbishment
- Three well-proportioned first-floor bedrooms
- Useful first-floor storage cupboard
- Brick shed providing additional storage or workshop potential
- Close to Cromer's beach, Victorian pier, town centre and local amenities
- Ideal for investors, developers or buyers seeking a rewarding coastal restoration project





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The Location

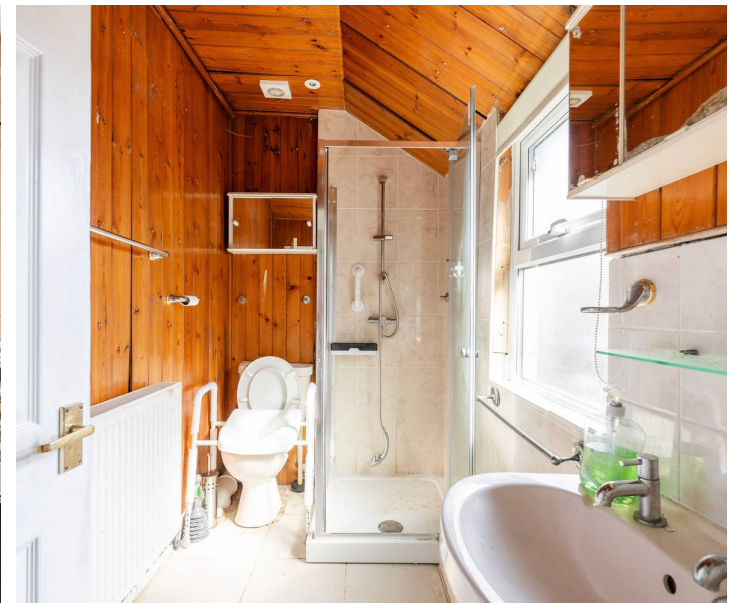
Ideally positioned within a well-established residential area of Cromer, this location offers a fantastic balance of convenience and coastal living. A range of everyday amenities can be found nearby, including schools, local shops, supermarkets and transport links, making it well suited to families, professionals and retirees alike.

Cromer is one of North Norfolk's most celebrated seaside towns, renowned for its Victorian charm, vibrant community and stunning coastline. The town centre offers an excellent selection of independent boutiques, cafés, restaurants and traditional pubs, alongside larger supermarkets and essential services.

Cromer's iconic pier remains a focal point of the town, hosting year-round entertainment and providing spectacular sea views, while the wide sandy beach is perfect for coastal walks, relaxation and family days out.

The area is also well known for its outdoor lifestyle, with scenic cliff-top walks, access to the Norfolk Coast Path and beautiful surrounding countryside all close at hand.

For leisure enthusiasts, Cromer Golf Club enjoys a spectacular clifftop setting, while a variety of sports clubs, open green spaces and coastal attractions contribute to the town's enduring appeal. Rail services from Cromer provide connections to Norwich and beyond, further enhancing the convenience of this sought-after North Norfolk location.





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Central Road, Cromer

Positioned within one of North Norfolk's most desirable coastal towns, this three-bedroom terraced home presents an exciting opportunity for buyers looking to undertake a full renovation project.

Requiring comprehensive modernisation throughout, the property offers immense scope to transform and create a bespoke permanent residence, seaside retreat or investment opportunity, subject to any necessary consents. With its generous accommodation, traditional layout and sought-after Cromer location, this is a property where the potential is as compelling as the setting itself.

The ground floor comprises an entrance hall leading into a front-facing lounge, featuring a fireplace and offering an excellent foundation for a comfortable reception room. Beyond this is a separate dining room, providing ample space for family dining and entertaining, with the adjoining kitchen positioned to the rear.

The kitchen offers an opportunity for complete redesign and reconfiguration to suit modern living requirements. Completing the ground floor is a shower room, creating practical convenience and further potential for improvement.

To the first floor, three bedrooms are arranged off the landing. The principal bedroom is a well-proportioned double room, complemented by a second double bedroom and a third bedroom that could equally serve as a guest room, nursery, dressing room or home office. A useful storage cupboard is also located on the first floor.



M&B



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Externally, the property benefits from a brick shed, providing valuable storage and potential for workshop use. Outside space offers the opportunity for landscaping and enhancement, allowing prospective purchasers to create an attractive outdoor environment to complement the home.

Offering approximately 915 sq ft of accommodation and requiring renovation from top to bottom, this is a rare chance to acquire a property with genuine potential in a prime coastal location. For those seeking a project with the opportunity to add significant value and create a home tailored to their own tastes and requirements, this Cromer property represents an exciting prospect.

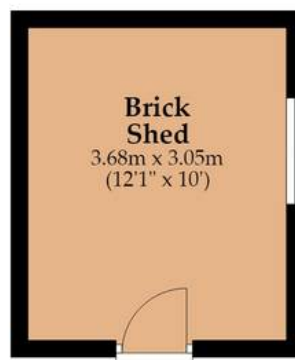
Agent's Note

This property is believed to be connected to mains water, electricity, gas and drainage. However, due to the circumstances of the sale, the vendor is unable to confirm these services. Prospective purchasers are therefore advised to satisfy themselves as to the availability and connection of all utilities through their own enquiries and investigations.



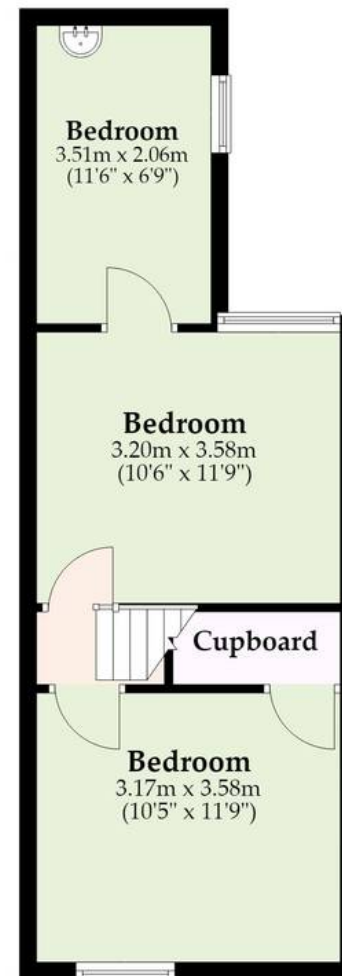
Ground Floor

Approx. 50.7 sq. metres (546.2 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.2 sq. feet)



Total area: approx. 84.8 sq. metres (912.4 sq. feet)

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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Director and
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T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk