

Flat 12d, Clevedon House Prince Of Wales Road, Cromer

Minors & Brady

Flat 12d

Clevedon House Prince Of Wales Road, Cromer

Guide price: £130,000 - £140,000.

This beautifully presented one-bedroom apartment offers an excellent opportunity to enjoy coastal living in a highly convenient town centre location in Cromer. A particular feature is the impressive open-plan lounge, kitchen and dining area, which enjoys wonderful views across Evington Lawns and out towards the sea, creating a lovely setting for relaxing and entertaining.

The property also benefits from attractive views towards Cromer's historic church and lighthouse, a generous double bedroom with built-in storage and a long lease. Offered with no onward chain, this is an appealing opportunity for those seeking a main residence, coastal retreat or investment property.







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- Beautifully presented one bedroom apartment in a central Cromer town centre location, offering an excellent opportunity to enjoy coastal living with shops, cafés and the beach just moments away
- Impressive open plan lounge, kitchen and dining area, creating a bright and sociable living space with plenty of natural light and attractive coastal views
- Modern fitted kitchen with a good range of storage and worktop space, together with provision for freestanding cooking and laundry appliances
- Wonderful sea views from the lounge across Evington Lawns, providing a particularly appealing outlook and a lovely setting for relaxing at home
- Attractive rooftop views towards Cromer's historic church and lighthouse, enjoyed from the front aspect of the property
- Generously proportioned double bedroom featuring useful built in storage cupboards, making excellent use of the available space
- Bedroom benefits from its own shower cubicle, providing added convenience and a practical arrangement within the apartment
- Well appointed separate cloakroom, fitted with a contemporary vanity wash basin, WC and heated towel rail
- Long lease and offered with no onward chain, making this an appealing opportunity for buyers seeking a straightforward purchase
- Excellent Cromer location, ideally suited as a main residence, coastal retreat or investment opportunity, with the town's shops, restaurants, transport links and seafront all within easy reach

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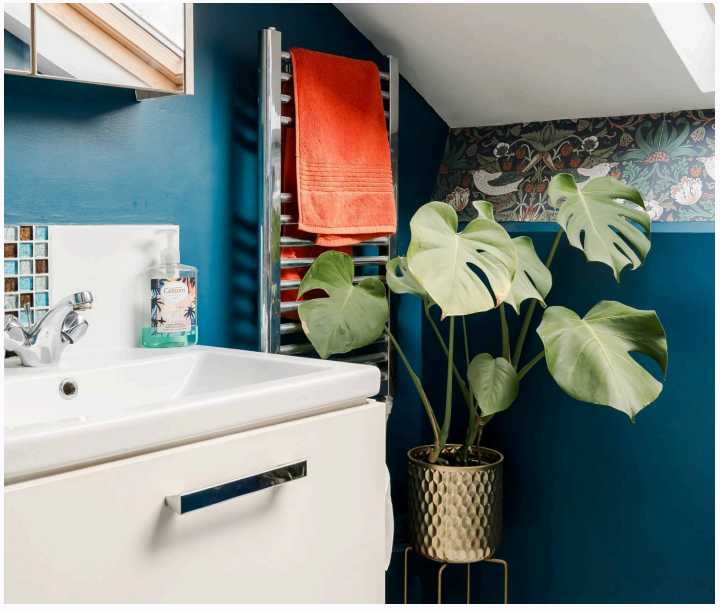
Location

Situated in the heart of the popular seaside town of Cromer, Clevedon House enjoys a convenient central location, with a wealth of amenities and coastal attractions within easy walking distance. The surrounding area offers an excellent selection of independent shops, cafés, restaurants, and everyday conveniences, while local supermarkets, healthcare facilities, and other essential services are also close by. Cromer railway station is just a short walk away, providing connections towards Sheringham and Norwich, with further bus links serving neighbouring North Norfolk towns and villages.

The town is particularly renowned for its traditional seaside charm, with its sandy beach, Victorian pier, and attractive promenade providing a wonderful setting for coastal walks and leisure activities. Cromer is also famous for its locally caught crab and thriving independent food scene, while the surrounding North Norfolk coastline offers further opportunities to explore picturesque villages, beaches, and scenic walking routes. This central location provides an excellent opportunity to enjoy the best of Cromer's coastal lifestyle, with everyday amenities and seaside attractions close at hand.

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The apartment is accessed via a communal entrance with an intercom entry system and stairs rising to all floors. Once inside, the private hallway provides access to the main accommodation, creating a welcoming introduction to the property.

The open plan lounge and dining area is a particularly appealing space, with its dormer-style window and additional side panels allowing plenty of natural light to enter while making the most of the impressive outlook across Evington Lawns and towards the sea. The room offers space for comfortable seating and dining, with a breakfast bar positioned beneath the window providing a useful place to enjoy a morning coffee while taking in the views. The part sloping ceilings and inset lighting add character, while the open connection to the kitchen creates a sociable layout that works well for everyday living.

The fitted kitchen is positioned alongside the main living area and offers a range of base units, work surfaces and useful appliance spaces. A skylight to the front aspect brings in further natural light and provides attractive views towards Cromer's historic church and lighthouse.







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There is space for a freestanding cooker and fridge freezer, together with plumbing for a washing machine, making the kitchen both practical and well arranged.

The double bedroom is generously proportioned and benefits from built in storage cupboards, helping to make the most of the available space. The room also features a useful shower cubicle, adding further convenience to the accommodation. A separate cloakroom completes the layout, fitted with a contemporary vanity wash basin, WC and heated towel rail.

With its attractive sea views, central location, well presented accommodation and long lease, this apartment represents an excellent opportunity for a variety of buyers.

Agents Notes

Leasehold with 953 years remaining. Ground rent - £150 p/a. Service charge - £892.20 p/a

Connected to mains water, electricity and drainage

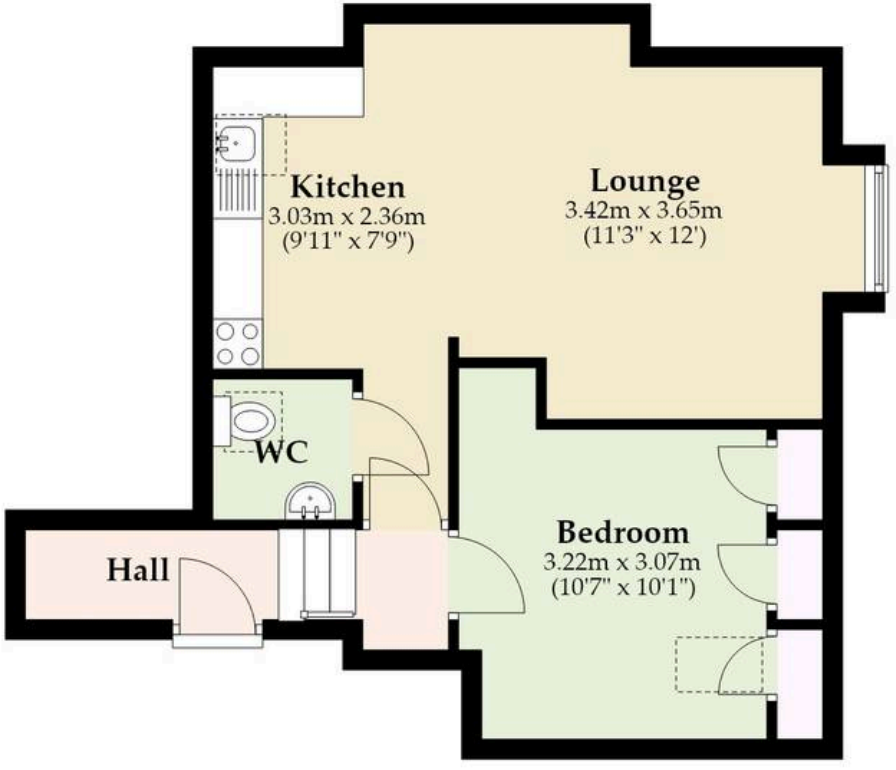
Please note, the entire building is currently undergoing a Section 20 consultation process in relation to proposed works.

- Pets are permitted with the freeholder's consent
- Holiday lets are not permitted
- Buy-to-let is allowed

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Ground Floor

Approx. 41.7 sq. metres (449.3 sq. feet)



Total area: approx. 41.7 sq. metres (449.3 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.
Plan produced using PlanUp.

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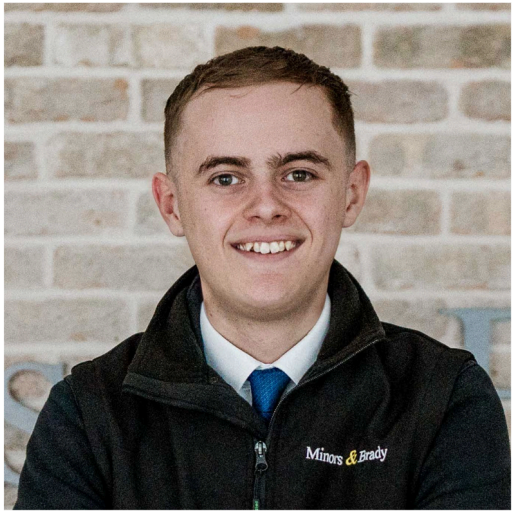
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homes@minorsandbrady.co.uk 01603 783088 6 Church Road, Hoveton, NR12 8UG

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