

# Arnolds | Keys



12 Jetty Street, Cromer, NR27 9HF

Price Guide £395,000

- A rare opportunity in this location
- Heart of town centre
- Period features
- Two bathrooms
- Thoughtfully restored
- Two bedroom apartment
- An oasis garden with sea view
- Stones throw to the beach
- Heart of Town centre
- Private access

# 12 Jetty Street, Cromer NR27 9HF

A rare opportunity to acquire this unique ground floor two-bedroom apartment on Jetty Street, the oldest street in Cromer, Norfolk. Offering a delightful blend of modern comfort and period elegance. Lovingly restored, the property boasts a wealth of period features that enhance its character and charm, having a unique oasis garden with a sea view and share of freehold.

One of the standout features of this property is the stunning sea views that can be enjoyed from various vantage points within the apartment. Very rare to come to market, the highly sought-after location ensures the iconic Cromer Pier is a stone's throw away and you are just a short walk from the vibrant town centre and beautiful beach, perfect for leisurely strolls or enjoying the local amenities.



Council Tax Band: A



## HALL

From opening that front door this property just gives and gives. Original wood polished floorboards, entrance area with coat hooks, doors to bedrooms, bathroom and lounge.

## LOUNGE

Two beautiful wood windows to the front with fitted window shutters, antique style radiator, polished wood original floorboards, wall lights and picture lighting. Sliding half glazed barn doors to:

## KITCHEN/DINER

Stunning hand made free standing kitchen with storage and drawer units and shelving above. Fitted with a ceramic butler sink, mixer tap and solid wood work surfaces to either side, provision for fridge and free standing aga cooker. Wall mounted gas central heating boiler. Small bi-fold door opening out into the garden and patio where you can sit, relax and enjoy watching the sunrise and day go by whilst looking at the uninterrupted sea and beach views.

## BEDROOM ONE

Imagine laying in this purpose built double cabin bed, with storage beneath, looking at the uninterrupted sea views. Beautifully presented, Wall mounted TV point, wood panelling, reading lights. Victorian style wash basin and free standing roll top bath. Sash style double glazed window and antique style radiator.

## SHOWER ROOM

Another well thought out use of space, large walk in shower cubicle, waterfall shower head and separate hand held shower attachment, tiled walls. wall mounted antique style heated towel rail. WC, corner wash hand basin and original floorboards. Door opening to cleverly hidden utility area with plumbing for washing machine and tumble dryer above.

## BEDROOM TWO

A Double bedroom which sits to the front of the property. Window to the front, antique style radiator, original floorboards, two wall reading lights, ornate cast iron fireplace.

## OUTSIDE

From the main Jetty Street, there is a gate, leading through the passage way opening out into the secret garden filled with mature coastal plants and shrubs, which you have full use of. The gardens are split into three for the other two apartments, which gives a view not to be missed. There is a lovely patio area for enjoying the outside living and watching those morning sunrises. Garden shed and outside water

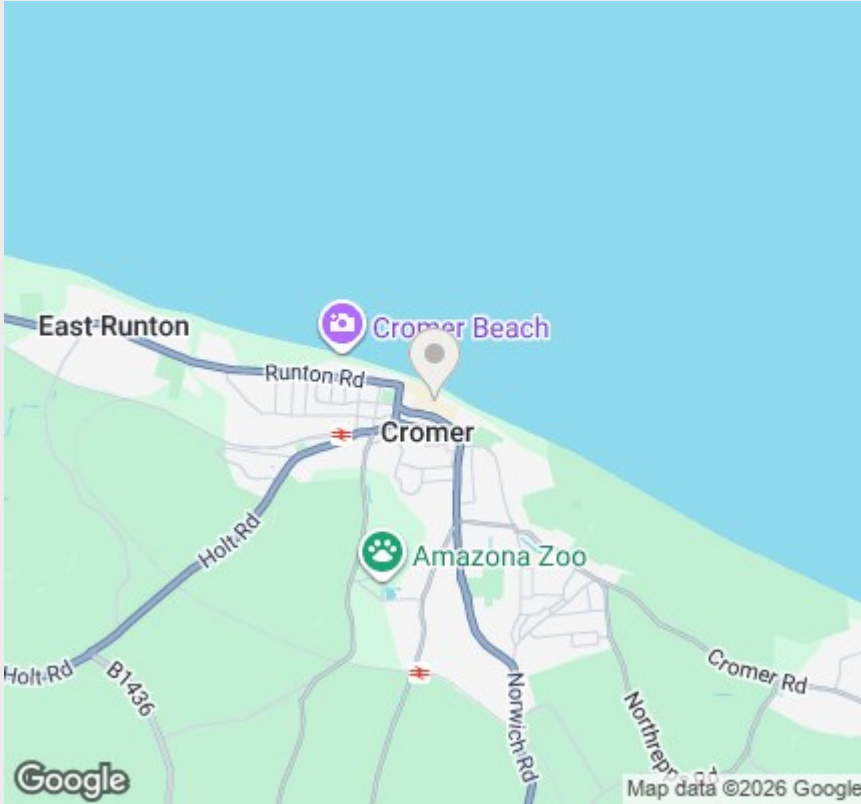
tap. As you are standing at the front of the property there is a fantastic view of Cromer Pier. There is no parking at the property.

## AGENTS NOTE

This property has a share of the Freehold, with a lease of 999 years from 7 June 1984.

All mains services connected, mains water and sewerage. The apartment has a council tax band A. Holiday letting and pets permitted.




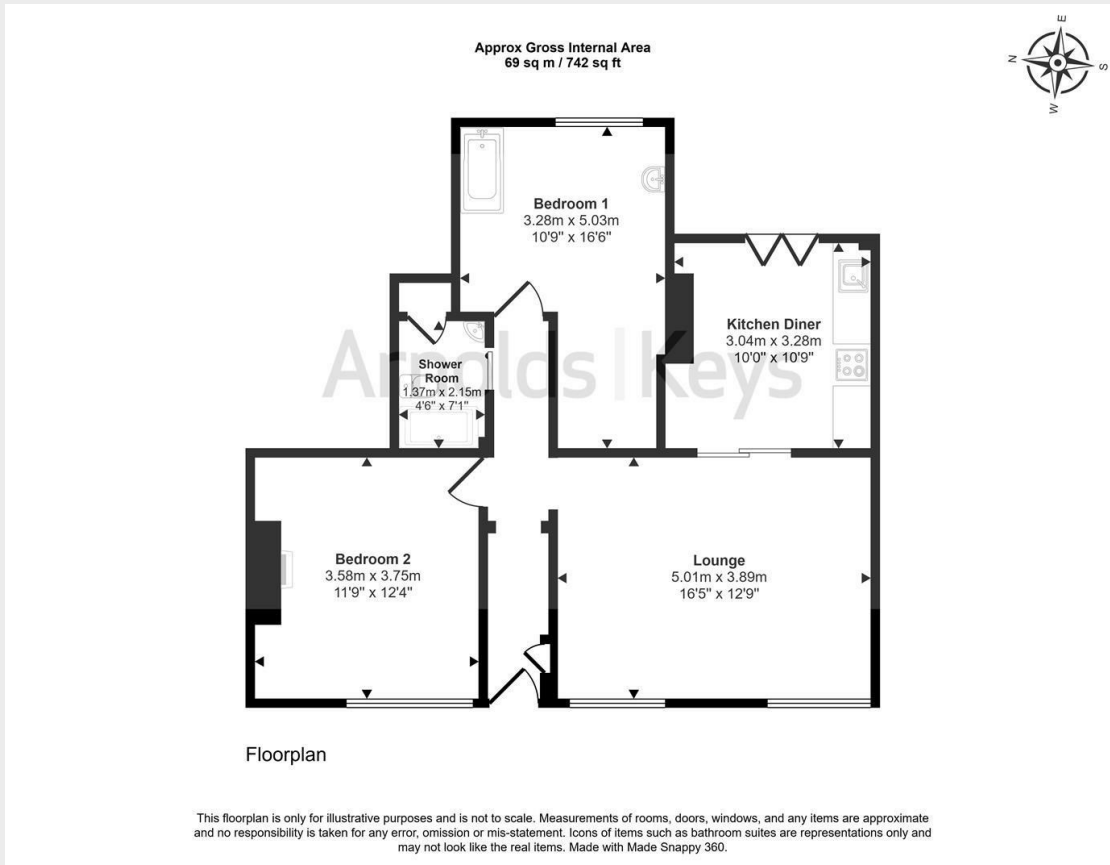


## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	<b>76</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

