



## BEACH ROAD CROMER, NR27 9AL

£1,200 PCM

A spacious two bedroom detached house close to Cromer Town Centre & amenities. Comprising Entrance Porch, Hallway, Lounge, Dining Room, Sunroom, Kitchen, Utility Room, Two Double Bedrooms, Family Bathroom, Side garden, carport and off road parking for several cars. Furnished or Unfurnished. Available Mid January 2026 for approx. 6 months. Call Henleys to view.

**HENLEYS**  
Residential Sales & Lettings



## BEACH ROAD

- Detached House • Lounge, Dining Room, Sun Room • Kitchen and Utility Room • Two Double Bedrooms • Bathroom & Downstairs WC • Carport & Ample Off Road Parking • Enclosed Side Garden • Furnished or Unfurnished • Available Mid January 2026 for 6 months. • Call Henleys to view



### Cromer

As feature in The Times "Cromer has been voted number 2 hotspot to invest in the country"

Cromer Pier has been voted pier of the year.

Cromer is an extremely popular seaside town on the North Norfolk coast, which became a resort in the early 19th century with some of the rich Norfolk banking families making the town their family destination. Facilities include the late Victorian pier, home to the pavilion theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs, along with restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

The area boasts two prestigious golf courses, Sheringham (voted in the top 100 golf courses) and Royal Cromer.

Nearby National Trust properties including Felbrigg and Blickling Halls, together with Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance. Bus and rail links provide excellent transport links to the city of Norwich some 23 miles with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under 2 hours and Norwich International Airport on the northern outskirts of the city now easily accessible with the completion of the northern distributor road. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles

### Entrance Porch

uPVC double glazed entrance door, double glazed windows to the side aspect, tiled flooring, doors to Storage Room and Entrance Hall.

### Storage Room

uPVC double glazed window to the rear aspect, tiled flooring.

### Entrance Hall

Stunning original part tiled floor and part wooden floors, wall mounted gas fired radiator heating, doors to Kitchen, Lounge, Utility Room, WC and stairs rising to the first floor.

### Kitchen

Double glazed window to the side aspect and single glazed window with secondary glazing to the front aspect, range of base and wall mounted units with roll edge work surfaces, inset ceramic one and a half bowl sink and drainer unit with chrome mixer tap over, inset ceramic hob with concealed extractor hood over, built in electric oven and grill, space for fridge freezer, wall mounted gas fired radiator, tiled splash backs, tiled flooring.

### Utility Room

Obscure uPVC double glazed window to the rear aspect, work surfaces with space and plumbing for washing machine.

### WC

Obscure uPVC double glazed window to the rear aspect, worksurface with inset wash hand basin, close coupled WC, wall mounted gas fired radiator heating, shaver point and light, tiled splash backs, wood flooring.

### Dining Room

Double door to the front aspect opening into Sun Room, wall mounted gas fired radiator heating, wooden flooring, obscure double doors to Lounge.

### Sun Room

uPVC double glazed windows to both side aspects, tiled flooring, uPVC double glazed doors with windows either side opening to the front aspect into the driveway.

### Lounge

uPVC double glazed window to the front aspect, bay style window to the side aspect with door opening into garden, wall mounted gas fired radiator heating, carpeted flooring.

### Stairs and Landing

uPVC double glazed window to the rear aspect, exposed wooden stair case and exposed wooden floors, wall mounted gas fired radiator, built in cupboard housing gas fired boiler, further storage cupboard, doors to Bedrooms 1, 2 & Bathroom.

### Bedroom 1

uPVC double glazed windows to the front and the side aspects with beautiful views over Cromer Town, wall mounted gas fired radiator, built in wardrobes and vanity unit, exposed wooden floorboards.

### Bedroom 2

uPVC double glazed window to the front aspect wall mounted gas fired radiator, built in storage cupboard, carpeted flooring.

### Bathroom

Obscure uPVC double glazed window to the side aspect, corner bath with mixer tap and telephone shower attachment over, pedestal wash hand basin, close coupled WC, wall mounted ladder style heated towel rail, fully tiled to 3 1/2 walls, vinyl type flooring.

### Outside

To the front of the property is a shared driveway providing access to a parking area with ample off road parking and carport and further leads to the garden.

To the side is an enclosed garden with lawn, patio, mature plants and shrubs and pond.

### Tenure

The tenancy will be for a term of 6 months only.

### Restrictions

Tenants who smoke cannot be considered for a tenancy at this property. One pet may be considered.

### FEES & DEPOSITS

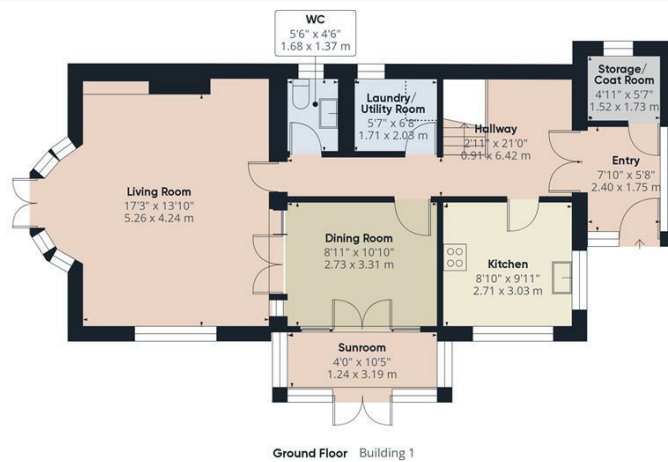
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £276.92 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£923.08) along with the deposit of £1,384.61 on the first day of the tenancy.

Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.

## THE LODGE BEACH ROAD





Approximate total area<sup>(1)</sup>  
1184.04 ft<sup>2</sup>  
110 m<sup>2</sup>

Reduced headroom  
7.17 ft<sup>2</sup>  
0.67 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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