



## LOWER COMMON

CROMER, NR27 9PG

£239,000  
FREEHOLD

This delightful 3 bed cottage is tucked away just off the lower Common in the village. It has 3 bedrooms, 2 reception rooms and an enclosed rear garden. The property is being sold with no upward chain.

**H**  
**HENLEYS**  
Residential Sales & Lettings



## LOWER COMMON

- Period cottage • Very quiet location • Close to shops and pubs • 3 bedrooms • Private garden • 2 reception rooms • No upward chain



### EAST RUNTON

East Runton is a small village in Norfolk, England situated close to the North Sea. It was once a traditional fishing village outside Cromer and is now a vibrant village popular with camping and caravan holidays and summer seaside trips.

In East Runton you really do get the best of both worlds, The village is served with a convenience shop (East Runton Stores), and two public houses, but you do also have the village of West Runton and seaside town of Sheringham one side and Cromer on the other giving you plenty of choice.

There are two public houses in East Runton: the Fishing Boat and the recently refurbished White Horse. The Fishing Boat is the older of the inns, and is on the tithe map of 1840 when it was simply called the 'Boat Inn'. There is also a social club 'Harry's Bar' (Formerly Bernies) due to open in approximately March 2025.

There is great access to the beach from East Runton and is popular with surfers and dog walkers.

### OVERVIEW

This delightful mid-terrace, 3 bed cottage is set back from The common in a very quiet location. The property requires some updating but has huge potential to make a lovely hideaway.

### ACCESS

The cottage is accessed via a footpath off the common, also serving the neighbouring properties.

### ENTRANCE

To the front is an entrance porch. From the porch a glazed door opens straight into the lounge.

### LOUNGE

The lounge has a sash window to the front aspect with carpeted flooring and an electric night storage heater. A door opens to an under stairs storage cupboard. A doorway leads to the dining room.

### DINING ROOM

Sash window to the rear aspect with secondary glazing. Solid tiled flooring. Inglenook fireplace (not in use) with recessed alcove to the right hand side and cupboard to the left. Dimplex night storage heater. Doorway to the kitchen and stairs rising to the first floor. Door to rear lean-to porch.

### KITCHEN

The kitchen has a range of base and wall units and worktops over with inset sink and draining board. Electric point for electric cooker. Space for washing machine and upright fridge-freezer. Tiled flooring floor throughout. Night storage heater and window to the rear lobby.

### BATHROOM

Opaque window to the side aspect. Bath, wash hand basin and WC. Tiled splash-backs and wall mounted electric fan heater. Wood panelled ceiling.

### FIRST FLOOR

On the first floor there are 3 bedrooms, one double and two single.

### REAR GARDEN

The rear garden has a patio area, shrub beds and a summer house. A footpath leads to The Loke.

### COUNCIL TAX

Band B

### DRAINAGE

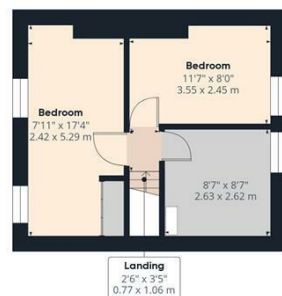
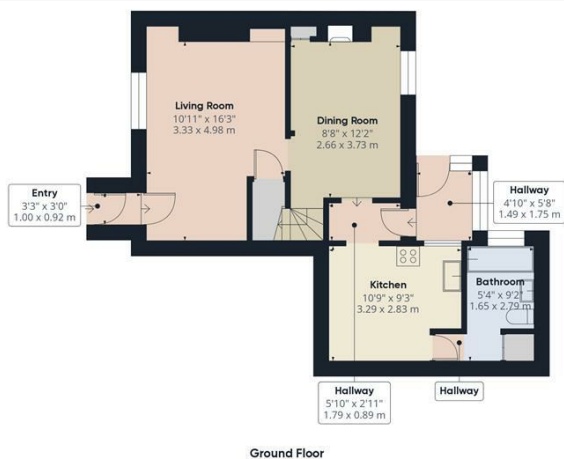
Mains drainage

### PARKING

There is unrestricted parking on the common.

## 2, THE LOKE LOWER COMMON





Approximate total area<sup>1</sup>  
 805.91 ft<sup>2</sup>  
 74.87 m<sup>2</sup>

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	