



ARBOR HILL
, CROMER, NR27 9DN

£625,000
FREEHOLD

FANTASTIC AND RARE OPPORTUNITY.

This 1950s detached property is set a highly sought after area of Cromer with the most stunning sea views.

This property is in need of a refurbishment and is set on a large plot with massive scope.

The property currently consists of a spacious entrance hall, cloakroom, three reception rooms, kitchen and conservatory.

To the first floor there are three double bedrooms and a family bathroom. The property is set on a large plot with gardens to the front and rear with stunning Seaview's.

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ARBOR HILL

• CHAIN FREE • RENOVATION

PROJECT • DEVELOPMENT POTENTIAL • LARGE
DETACHED HOUSE • STUNNING SEA
VIEWS • HIGHLY SOUGHT AFTER AREA • CLOSE
TO AMENITIES & TOWN CENTRE • VIEWING HIGHLY
RECOMMENDED

Cromer

Cromer is a vibrant predominantly Victorian town perched on the very edge of the North Norfolk Coast, famous for its wide open beaches, Cromer crabs and traditional pier complete with theatre providing Seaside Special variety shows. Rich in its fishing heritage, Cromer also has a lighthouse and a proud tradition of RNLI service. There is an excellent mix of small independent local shops and a wide variety of cafes, restaurants, pubs and holiday accommodation together with train and bus links to The Broads and Norwich, some 23 miles distant. There is also a hospital, doctors and dental surgery, library and The Royal Cromer Golf Club.

The property is within walking distance to the local infant, primary and secondary school along with transport links and doctors and hospital.

Overview

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2 ARBOR HILL





Approximate total area⁽¹⁾
1324.78 ft²
123.08 m²



(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.

GIRAFFE360



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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements