



## 15 CLIFF AVENUE , CROMER, NR27 0AN

£725,000  
FREEHOLD

This stunning 6 bed Victorian property is located in one of Cromer's most sought after residential areas. Once inside, you will appreciate the spacious rooms, all of which have a character all of their own. The property has almost 3500 square feet of accommodation and a beautiful garden as well as parking and a garage. Its location is ideal for the town centre and the sea front.

**H**  
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Residential Sales & Lettings



# 15 CLIFF AVENUE

- 6 Bedrooms • 4 reception rooms • Victorian character features • Superb location • Beautiful garden • Garage and parking



## OVERVIEW

Cliff Avenue in Cromer is one of the most sought after residential areas within the town with much history of Victorian times and architecture. Along the tree lined avenue are grand houses built by the rich and famous in Victorian times and this property is no exception. Built by the Church of England in 1895 for its clergymen, Priorbank is a grand three storey house full of beautiful, original period features sat on a corner plot. The property used to have huge orchards and over the years, this ground has been developed leaving the property with a beautiful enclosed garden. Once inside, you will marvel at the splendour, the character features and so much more. Take a good look at the photos and the virtual tour to appreciate all it has to offer.

## GROUND FLOOR

The ground floor accommodation comprises of a lounge, a sitting room, a sun room, a dining room, kitchen and utility and a WC. All rooms have lovely period features.

## FIRST FLOOR

On the first floor there are 4 double bedrooms, a bathroom, separate WC and storage cupboards.

## SECOND FLOOR

On the second floor there are two further double bedrooms and two storage/games/study rooms.

## EXTERIOR

To the front of the property is a shingled driveway for three average size cars and a garage. The garden to the

rear is a beautiful mixture of lawns, flower and shrub beds, a greenhouse and a timber shed. To the side is a beautiful veranda.

## AGENTS NOTES

There is a pedestrian right of way down the left hand side of the property to a neighbouring property which is situated to the rear.

There are two flying freeholds associated with this property adjoining the neighbouring property. Please ask the agent for further details.

## PRIORBANK 15 CLIFF AVENUE





Approximate total area<sup>(1)</sup>

3433.60 ft<sup>2</sup>

318.99 m<sup>2</sup>

Reduced headroom

193.82 ft<sup>2</sup>

18.01 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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	