





# 15 CLIFF AVENUE, CROMER, NR27 OAN

£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.



### **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 stoarge 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

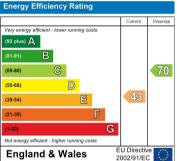














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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.