



WESTCLIFF WESTCLIFF AVENUE, CROMER

NEWLY RENOVATED four bedroom Art Deco semi-detached house, STUNNING INTERIORS, Outdoor SHOWER, Few Minutes Walk from the BEACH. No Onward Chain.



THE PROPERTY

On entering the house you are welcomed into a generous entrance hall, with stairs leading off and doors to the sitting room, kitchen, dining room and downstairs loo.

The sitting room is to the front of the house and features the original Art Deco fireplace and a large bay window, flooding the room from the front of the house.

The dining room is well-proportioned, with recessed shelving for storage and French Doors out to the rear garden and patio. The downstairs loo has a WC and wash hand basin.

The kitchen / Breakfast room, has a range of wall and base units, an integrated fan assisted oven with electric hob & extractor hood, shelving and space for an eye level microwave. There is ample space for a fridge freezer and a table and chairs.

The principal bedroom is to the front of the house. This lovely room features an original art deco fire surround and has wonderful views out over the sea towards Cromer & West Runton. Adjacent to the principal bedroom is the first of the single rooms, again with a window out to the front commanding lovely views out towards the coast.

The second of the double bedrooms is to the rear of the house, featuring another original art deco fire surround. The final bedroom, another single room, is also to the rear of the house, with a window out over the garden.

The stunning family bathroom has a large walk-in shower enclosure with rainfall shower head, freestanding bath with freestanding brass tap and shower attachment, wash hand basin, wall mounted WC, heated towel rail, underfloor heating and a window out to the side of the property.



HOLIDAY LET OPPORTUNITY

Holiday Let Income: £950 - £2,400 per week
Holiday Let Occupancy: 15 - 20 weeks per year
Sleeping: 6 in 4 Bedrooms

Westcliff was launched as a holiday let by the current owners, when the renovation was completed in the Summer of 2024 and has proved to be very popular with guests visiting the North Norfolk coast.

It may be possible to purchase Westcliff as a 'turnkey' with all the furniture and contents (by separate negotiation).

For more information on holiday letting, please contact the team at Big Skies.





OUTSIDE

The garden at Westcliff, really sets it apart. There is a wonderful dining patio to the side, with ample space for a large dining table and chairs and an outdoor kitchen, including a butler sink and tap, fantastic hand made counter, designed to house an 'Egg' style BBQ, with space to stand an 'Ooni' style pizza oven.

There is even a fabulous outdoor shower, recessed and tiled with a freestanding shower delivering hot and cold water through a rainfall shower head and hand shower attachment. Perfect for a beach house!

The garden itself has a lawn and borders with mature planting and a garden shed and there is a further sun patio to the rear of the house to relax in sun chairs and loungers and enjoy the sunshine in the summer months.

To the front of the house is a gravelled parking area with ample parking for three cars, with a wall mounted EV Charger. The parking area can be accessed from the pedestrian gate to the garden or from the front door.

THE LOCATION

Westcliff is ideally located on a quiet residential street, yet just a few minutes walk from the beach and the centre of Cromer.

Walking Distance to Shops: 5 mins

Walking Distance to Pubs, Cafes & Restaurants: 5 mins

Walking Distance to Shops: 5 mins

Walking Distance to Beach: 5 mins

Walking Distance to Supermarket: 10 mins



OTHER INFORMATION

Tenure: Freehold

Services: Mains Electricity, Gas, Water and drains

Heating: Gas Central Heating

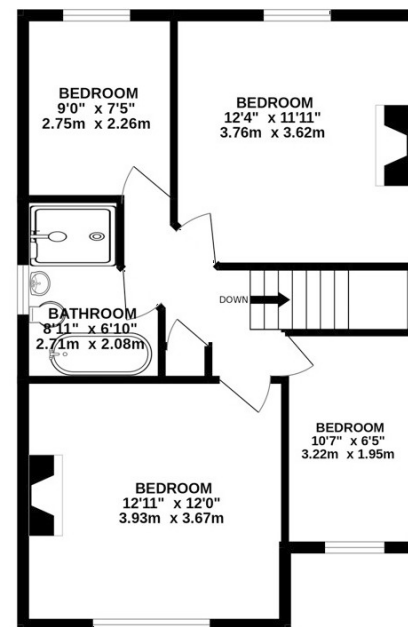
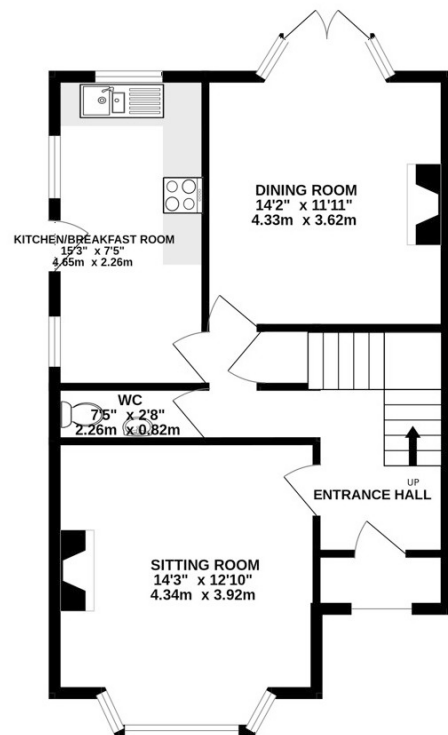
Windows: All double glazed. Front windows newly fitted in renovation.

Other things to note: Level 2 EV Charger Fitted. House has been sprayed in sustainable, thermal efficient cork render. (CorkSol). Solar Panels fitted to roof but no battery attached

EPC: Rated D

Council Tax: Band C, North Norfolk District Council. £2,112.47 (2025/2026)

Viewings: Strictly by appointment with Big Skies Estates.

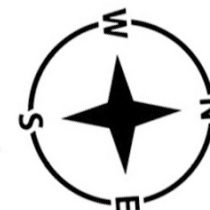


Westcliff, Cromer

TOTAL FLOOR AREA: 1108 sq.ft (103 sq.m) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



3 CHURCH STREET, HOLT, NR25 6BB TEL: 01263 586 686

EMAIL: ENQUIRIES@BIGSKIESESTATES.CO.UK WWW.BIGSKIESESTATES.CO.UK

Agents Note: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Big Skies Estates have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. Where a property is promoted as suitable for holiday letting, such use is conditional on the legal due diligence to be undertaken by the buyer's conveyancer to ensure the property can be used for holiday letting. Big Skies Estates does not examine the legal title or any restrictions on the property. 4. No person in the employment of Big Skies Estates has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

