

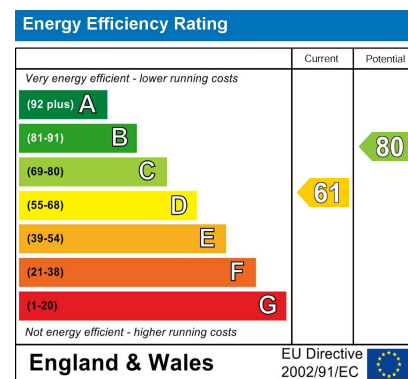


brittons
estate agents

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DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 1st exit signposted Hunstanton onto the A149, continue along this road and at the roundabout take the 1st exit, A149 towards Hunstanton, next roundabout take the 1st exit A149, on entering Hunstanton, at the roundabout take the 3rd exit, onto the A149 continue along past the Smithdon High School on the right then take the 5th left hand turn onto Austin Street then right onto Northgate where the property can be on the right hand side.



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



26 Northgate Hunstanton Norfolk PE36 6AP

SPACIOUS EIGHT BEDROOM, SIX BATHROOM, DETACHED CHARACTER PROPERTY WITH AMPLE PARKING AND NO UPWARD CHAIN

Hunstanton

£825,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL

Tiled floor. Staircase to first floor. Exposed Beams. Newly fitted traditional style column radiator.

LOUNGE

Feature fireplace with gas fired wood burner. Radiator. Bay window to front aspect. Brand New Internal Shutters. Sea views.

19'2 max x 13'11 max (5.84m max x 4.24m max)

BREAKFAST ROOM/BAR

Understairs storage cupboard. Built-in bar. Oak flooring. Radiator. Sash window to rear aspect. Brand New Internal Shutters. Views to the sea and over the courtyard garden.

13'5 x 11'9 (4.09m x 3.58m)

KITCHEN

Range of wall, base and drawer units with worktops over, inset sink and drainer. Range cooker with extractor over. Space for washing machine, dishwasher, tumble dryer and fridge/freezer. Tiled floor. Radiator. Wood burner. Loft access. decorative feature brick areas. Access to new boiler and pressurised water system. Three windows to side aspect. Door to rear. Access to courtyard garden.

23'8 max x 11'2 (7.21m max x 3.40m)

CLOAKROOM

Two piece suite comprising wash hand basin and w.c. Tiled floor.

GARDEN ROOM

Spacious room. Radiator. Skimmed ceilings and downlighters. Exposed brickwork. French door to rear.

15'9 x 10'4 (4.80m x 3.15m)

DINING ROOM

Fitted carpet. Newly fitted traditional style column radiator. Bay window to front aspect. Brand New Internal Shutters. Distant sea views. Opening to:

16'9 max x 14'1 (5.11m max x 4.29m)

GAME ROOM

Wooden flooring. Newly fitted feature fireplace with electric fire. Newly fitted traditional style column radiator. Bay window to side aspect. Brand new internal shutters.

13'10 x 11'8 (4.22m x 3.56m)

LANDING

Newly fitted traditional style column radiator.

CLOAKROOM

Two piece suite comprising wash hand basin and w.c. Window to rear aspect.

DRESSING ROOM

(Currently used as a storage room) Window to rear aspect.

BATHROOM

Spacious room. Three piece suite comprising bath with shower over, wash hand basin and w.c. Radiator. Window to front aspect. Newly fitted flooring. LED illuminated Bluetooth speaker mirror, LED ceiling light fitting.

BEDROOM 1

Fitted carpet. Radiator. Sash windows to side aspect. En-suite comprising newly fitted shower, wash hand basin and W.C. New LED lighting in ceiling. LED illuminated mirror. Motion sensor extractor fan. Smart wi-fi controlled heated towel rail.

13'11 max x 12'5 max (4.24m max x 3.78m max)

BEDROOM 2

Fitted carpet. Radiator. Two sash windows. Sea views. En-suite comprising of shower, wash hand basin and W.C. New LED lighting in ceiling. LED illuminated mirror. Motion sensor extractor fan. Smart wi-fi controlled heated towel rail.

14'3 max x 11'10 (4.34m max x 3.61m)

BEDROOM 3

Fitted carpet. Radiator. Two sash windows to front aspect with sea views.

16'4 x 13'11 max (4.98m x 4.24m max)

BEDROOM 4

Fitted carpet. Radiator. Sash windows to rear aspect.

15'8 x 14'1 max (4.78m x 4.29m max)

2ND FLOOR LANDING

Newly fitted traditional style column radiator.



We are delighted to offer this spacious detached character property which is currently used as a holiday let in the beautiful seaside town of Hunstanton. This property could provide a fantastic business opportunity or be purchased as a magnificent family home with sea views. The property benefits from being recently renovated with re-wiring, a new heating and hot water system installed, along with a new hard wired smoke and carbon monoxide alarm system. All bedrooms, upstairs bathrooms and living room have newly fitted flooring and most rooms have been recently decorated. The accommodation is arranged over three floors comprising of porch, hallway, cloakroom, lounge, dining room, games room, garden room, kitchen and breakfast room on the ground floor. Four bedrooms, two with en-suites, a dressing room, cloakroom and bathroom can be found on the first floor with four further bedrooms, two with en-suite and shower room on the second floor. The front of the property has a shingled driveway providing ample parking and decorative borders. The rear garden is fully enclosed with patio seating area, outdoor shower, decorative plants, shrubs and olive trees. There is a large, enclosed storage area than can be accessed from the rear of the property and easily changed to further parking. Mostly uPVC double glazed. No Upward Chain.



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 ©2023



