

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 onto the A149 again towards Hunstanton, at the next roundabout take the 3rd exit, at the roundabout take the 2nd exit onto Oasis Way, next roundabout take the 3rd exit onto Southend Road follow onto Le Strange Terrace where the property can be found on the right hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 Le Strange Terrace Hunstanton Norfolk PE36 5AJ

**FULLY REFURBISHED TWO BEDROOM GROUND FLOOR FLAT
NO UPWARD CHAIN**

Hunstanton

£200,000 Leasehold

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sales@brittons.net





ENTRANCE LOBBY

LOUNGE/DINER

KITCHEN

BEDROOM 1

BEDROOM 2

SHOWER ROOM

14'8 x 7'9 (4.47m x 2.36m)

20'8 x 12'7 (6.30m x 3.84m)

10'0 x 9'5 (3.05m x 2.87m)

11'3 x 10'10 (3.43m x 3.30m)

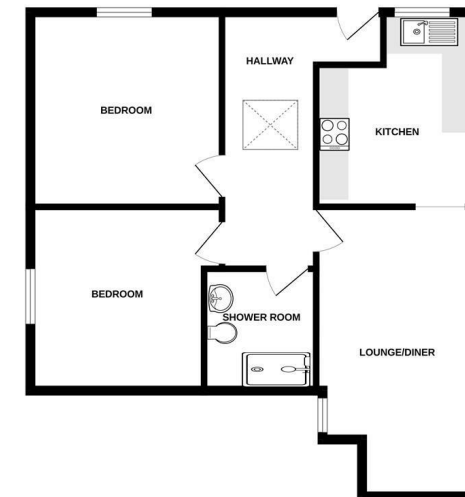
11'3 x 10'2 (3.43m x 3.10m)

6'7 x 4'7 (2.01m x 1.40m)



We are delighted to offer this fully refurbished two bedroom ground floor flat which benefits from electric heating and uPVC double glazing. The accommodation comprises entrance lobby, lounge/diner, kitchen, two bedrooms and shower room. No Upward Chain.

GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan, measurements of actual spaces, levels and the 2D plan are approximate and do not constitute a contract. The plan is for illustrative purposes only and should not be used as a basis for any financial decisions. The actual dimensions and specifications may vary from those shown. Made with Metaplan 2024



