

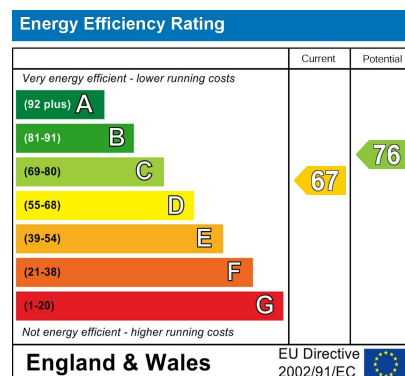


britttons
estate agents

www.britttons.net

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 heading towards Old Hunstanton continue past the Glebe House School on the right hand side then take a left hand turn into Clarence Road, follow all the way down to cliff parade junction where the property can be on the right hand side easily identified by our For Sale Board.



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.



8 Marine Court Clarence Road Hunstanton Norfolk PE36 6EF

THREE BEDROOM FIRST FLOOR FLAT WITH ALLOCATED PARKING/CARPORT AND TERRACE

Hunstanton £274,000 Leasehold - Share of Freehold

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sales@britttons.net

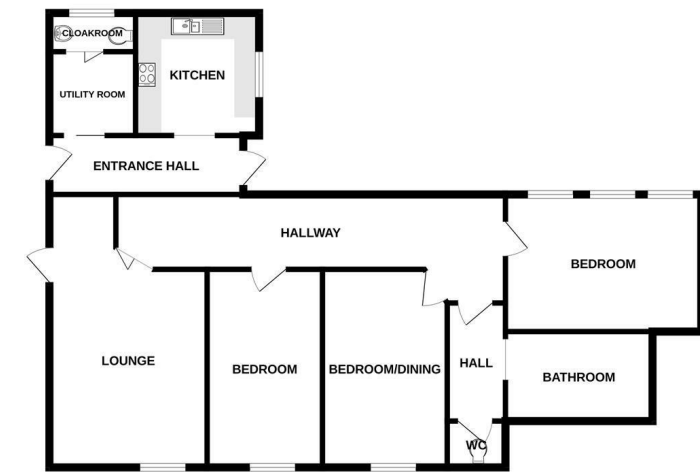




- ENTRANCE HALLWAY** 14'1 x 4'3 (4.29m x 1.30m)
Fitted carpet, Door to roof terrace, Utility and Kitchen, Radiator
- UTILITY** 6'3 x 6'0 (1.91m x 1.83m)
Airing Cupboard, plumbing for washing machine, Fitted cupboard and shelves.
- CLOAKROOM** 6'0 x 2'5 (1.83m x 0.74m)
Vinyl flooring, W.C, Fitted vanity unit with hand basin and mixer tap over, Radiator, Obscured window to side aspect,
- KITCHEN** 9'0 x 8'11 (2.74m x 2.72m)
Fitted with a range of cream coloured wall mounted cupboards, base and drawer units with wood effect worktop over. Fitted wine rack. Space for Fridge Freezer. Vinyl flooring. Integrated eye level Neff oven, extractor hood and four ring gas hob. Wall mounted Worcester boiler with heating and hot water control.
- INNER HALLWAY** 27'6 x 5'5 (8.38m x 1.65m)
Two windows to rear aspect leading to all bedrooms and bathroom. Two double radiators.
- LOUNGE** 19'11 max x 5'10 (6.07m max x 1.78m)
Fitted carpet, Dual aspect room offering wonderful sea views to side aspect and front aspect. Door leading onto roof terrace with glorious sea views. Two double radiators. Decorative fire surround which currently has an electric log burner in place but could easily have a gas fire fitted by a certified engineer.
- DINING ROOM/BEDROOM 2** 16'4 x 8'11 (4.98m x 2.72m)
Fitted carpet, Window to front aspect with wonderful sea views. Double radiator
- BEDROOM 1** 16'4 x 9'6 (4.98m x 2.90m)
Fitted carpet, Light and spacious, Double radiator, Window to front aspect with beautiful sea views. Ceiling fan
- BEDROOM 3** 13'1 x 7'6 (3.99m x 2.29m)
Fitted carpet, Two large windows to rear aspect and double radiator.
- BATHROOM** 8'0 x '10 (2.44m x '3.05m)
Four piece suite comprising of shower enclosure with electric shower, bath with hand held shower attachment over, Hand basin set with vanity unit and W.C. Fully tiled walls, Vinyl flooring, Loft access.
- FRONT GARDEN**
Beautifully maintained communal gardens.

Welcome to this charming three bedroom first floor Flat located on Clarence Road in the picturesque town of Hunstanton. This first floor Flat boasts not only a comfortable living space but also a delightful terrace outside, perfect for enjoying the stunning sea views that this property offers. With parking available for one vehicle under a carport, this flat provides both comfort and practicality. The three bedrooms offer ample space for a growing family or those in need of a home office. Situated in a prime location, this property is ideal for those seeking a peaceful coastal lifestyle. The terrace provides a wonderful spot to relax and take in the breath taking sea views that this seaside town has to offer. Don't miss out on the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and experience the beauty and tranquillity that this property on Clarence Road has to offer.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of blocks, fixtures, contents and equipment shown are approximate and no responsibility is taken for any variation or inaccuracy. This plan is for illustrative purposes only and should not be used as a guide for any purpose whatsoever. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.
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