

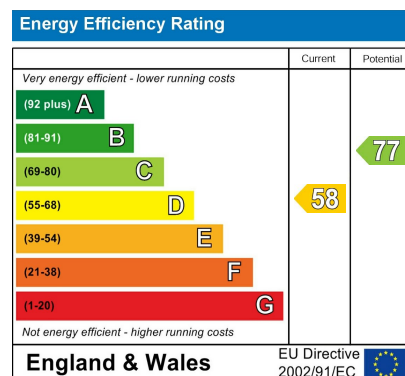


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DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 2nd 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 1st exit again towards Hunstanton, at the roundabout take the 2nd exit onto Oasis Way, next roundabout take the 3rd exit onto Southend Road as you come to the mini roundabout take the 2nd exit and an immediate right onto Park Road, then your 2nd right onto Hill Street where the property can be found on the left 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.



25 Hill Street Hunstanton King's Lynn, Norfolk PE36 5BS

THREE BEDROOM DETACHED HOUSE WITH DRIVEWAY IN COSTAL LOCATION
NO UPWARD CHAIN

Hunstanton

Guide price £250,000 Freehold

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ENTRANCE PORCH 5'10 x 3'0 (1.78m x 0.91m)

Tiled floor and UPVC Door with obscure glass.

HALLWAY 11'9 x 3'0 (3.58m x 0.91m)

Fitted carpet, Double radiator, built in pantry with window to side aspect, stairs leading to first floor.

LOUNGE 13'9 into bay x 11'11 (4.19m into bay x 3.63m)

Fitted carpet, Brick surround Open fire with tiled hearth, bay window to front aspect and double radiator

DINING ROOM 16'1 x 11'8 (4.90m x 3.56m)

Fitted carpet, two double radiators, large window to side aspect, Large glazed door to rear of property with full length windows flooding the room with natural light and offering views over the pretty garden.

KITCHEN 14'5 max x 9'04 (4.39m max x 2.84m)

Range of wall, base and drawer units with worktop over. Belfast sink with mixer tap over. Space for freestanding cooker and washing machine. Built in extractor hood. Double radiator, Door to rear aspect and wall mounted Worcester boiler.

LANDING 7'11 x 5'11 (2.41m x 1.80m)

Fitted carpet, window to side aspect with loft access.

BATHROOM
Three piece suite comprising a Pedestal hand basin, W.C and a bath. Heated towel rail. Window to rear aspect.

BEDROOM 1 11'7 x 11'0 (3.53m x 3.35m)

Built in units, Fitted carpet, Fitted wardrobe, dressing table and drawers, Window to rear aspect, Double radiator.

BEDROOM 2 11'11 x 10'1 (3.63m x 3.07m)

Dual aspect windows to side and front aspect. Fitted carpet and double radiator.

BEDROOM 3 8'7 x 6'4 (2.62m x 1.93m)

Window to rear aspect, Fitted carpet and double radiator.

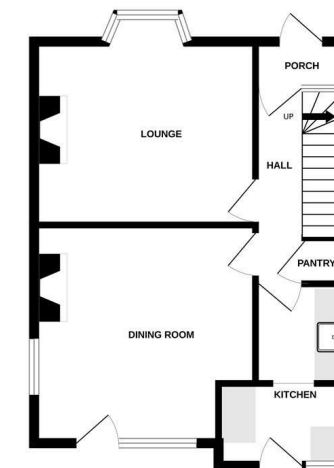
FRONT GARDEN

Flower beds

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250,000 Nestled in the charming seaside town of Hunstanton, this delightful three-bedroom detached house on Hill Street is a true gem waiting to be discovered. As you step inside, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day. The property boasts three cosy bedrooms, offering ample space for a growing family or those in need of a home office. One well-appointed bathroom ensures convenience for all residents. Outside, a private driveway provides parking for one vehicle, a coveted feature in this bustling seaside location. Whether you're drawn to the tranquil sound of the waves or the vibrant community atmosphere, this property offers the best of coastal living. Don't miss the opportunity to make this house your home and experience the idyllic lifestyle that comes with living in a seaside town. Book a viewing today and let the charm of Hill Street captivate you.



GROUND FLOOR



1ST FLOOR

