



brittons
estate agents

www.brittons.net

DIRECTIONS

SAT NAV: PE31 7HU What Three Words : link.slippery.condition

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	52	
(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.



Flat B, 3a Lynn Road Heacham King's Lynn, Norfolk PE31 7HU

**IMMACULATELY PRESENTED SECOND FLOOR FLAT WITH TWO SPACIOUS
BEDROOMS AND A PRIVATE COURTYARD GARDEN WITH SEA VIEWS.
NO UPWARD CHAIN**

Heacham £200,000 Leasehold - Share of Freehold

01553 692828
sales@brittons.net





ENTRANCE LOBBY

Stairs leading to apartment landing

CLOAKROOM

Hand wash basin and a W.C with vinyl flooring and a window to the rear aspect.

5'1 x 2'9 (1.55m x 0.84m)

KITCHEN / LIVING AREA

Range of base, wall and drawer units with worktop over. Integrated hob and oven, integrated washing machine. Ceramic sink with drainer and mixer tap over. Vinyl flooring in kitchen area with laminate through the dining area and living area. The room is beautifully flooded with natural light, with one window to the front aspect in the kitchen and two windows to front aspect in the living area. Two electric radiators.

26'1 x 13'7 (7.95m x 4.14m)

LANDING

Laminate flooring, loft access, window to rear aspect and a storage cupboard.

15'7 x 8'6 (4.75m x 2.59m)

BATHROOM

Comprising of a three piece suite with a hand wash basin, W.C, an a shower cubicle with a thermostatic shower. Tiled floor, heated towel rail and a window to both the side and rear aspect.

9'6 x 8'4 max (2.90m x 2.54m max)

BEDROOM ONE

Laminate flooring, two windows to the front aspect and an electric radiator.

13'9 x 11'5 (4.19m x 3.48m)

BEDROOM TWO

Laminate flooring, window to rear aspect and an electric radiator.

11'5 x 8'3 (3.48m x 2.51m)

REAR COURTYARD

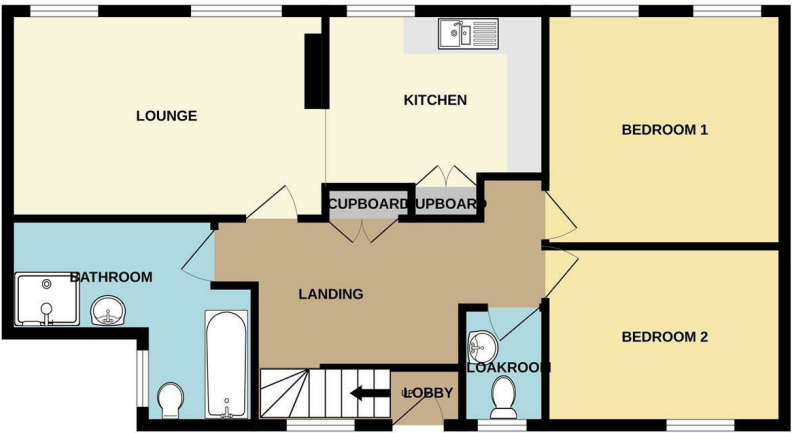
Fully enclosed with concrete base and space for table and chairs.

Located in the charming village of Heacham, King's Lynn, this well-presented second-floor flat on Lynn Road offers a delightful living experience. With two generously sized double bedrooms, this property is perfect for individuals or couples seeking comfort and space. The flat boasts a bright and spacious layout, ensuring that natural light fills every corner, creating a warm and inviting atmosphere. One of the standout features of this property is the private courtyard garden, providing a serene outdoor space for relaxation or entertaining guests. The flat also includes a well-appointed open plan kitchen living area, ideal for unwinding after a long day or hosting friends and family. Situated in a sought-after location, residents will enjoy the benefits of a peaceful village lifestyle while still being within easy reach of local amenities and attractions. This flat is not just a home; it is a sanctuary that combines modern living with the charm of Heacham. Whether you are looking to invest or find your next home, this property presents an excellent opportunity. Do not miss the chance to make this bright and spacious flat your own.

NO UPWARD CHAIN



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 02025



