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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		
(55-68) D	56	71
(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.



3a Lynn Road Heacham Norfolk PE31 7HU

**BEAUTIFULLY PRESENTED FIRST FLOOR FLAT WITH TWO BEDROOMS AND A COURTYARD GARDEN IN SOUGHT AFTER AREA WITH SEA VIEWS.
NO UPWARD CHAIN**

Heacham £200,000 Leasehold - Share of Freehold

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HALLWAY 14'9 x 8'11 max (4.50m x 2.72m max)
Laminate flooring and storage cupboard. Wooden doors leading to all rooms.

OPEN PLAN KITCHEN LIVING AREA 23'4 x 12'10 (7.11m x 3.91m)
Kitchen area comprises of a range of wall, base and drawer units with worktop over. Integrated fridge freezer, integrated washing machine, integrated hob and oven. Ceramic sink with mixer tap over. Vinyl flooring to kitchen area. Patio doors leading to courtyard garden. The living area features laminate flooring, two windows to the front aspect and an electric radiator.

BATHROOM
Three piece suite comprising of a pedestal hand wash basin, W.C, and a bath with thermostatic shower over. Extractor fan. Tiled floor. Window to side and rear aspect, flooding the room with natural light. Electric radiator.

BEDROOM ONE 14'0 x 11'0 (4.27m x 3.35m)
Laminate flooring with window to the front aspect and an electric radiator, features a walk in wardrobe.

WALK IN WARDROBE 12'8 x 3'5 (3.86m x 1.04m)
Fitted carpet and window to front aspect.

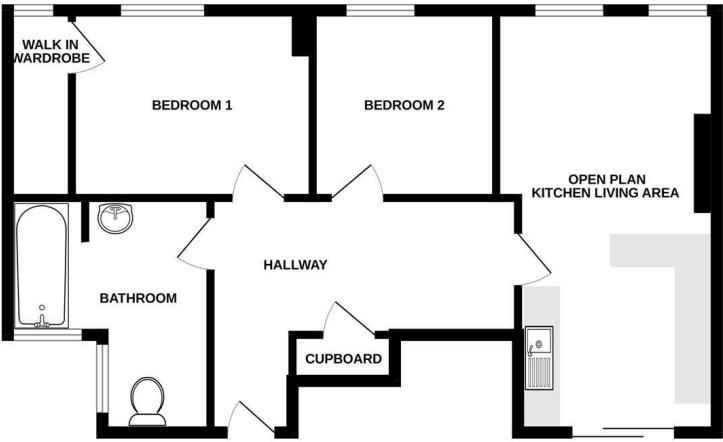
BEDROOM TWO 45'11"0'0" x 29'6"19'8" (14'0 x 9'6)
Laminate flooring, window to front aspect and an electric radiator.

REAR GARDEN
Accessed from the kitchen fully enclosed courtyard garden with room for table and chairs.



Located on Lynn Road in the charming village of Heacham, King's Lynn, this delightful first floor flat offers a perfect blend of modern living and comfort. The property features a well-presented open plan kitchen, living, and dining area, creating a spacious and inviting atmosphere ideal for both relaxation and entertaining. With two generously sized bedrooms, the first offering a convenient walk-in wardrobe, providing ample storage space and a touch of luxury. The well-equipped bathroom is designed with functionality in mind, ensuring that your daily routines are both comfortable and efficient. One of the standout features of this property is the lovely courtyard garden, which can be accessed directly from the kitchen. This outdoor space is perfect for enjoying a morning coffee or hosting a small gathering with friends and family. This flat is not only aesthetically pleasing but also practical, making it an excellent choice for first-time buyers, couples, or those looking to downsize. With its prime location in Heacham, residents can enjoy the tranquility of village life while being just a short distance from the amenities and attractions of King's Lynn. In summary, this property presents a wonderful opportunity to acquire a stylish and well-appointed home in a sought-after area. Don't miss your chance to make this charming flat your own.
NO UPWARD CHAIN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operating efficiency can be given.
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