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estate agents

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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, next roundabout take the first exit onto Oasis Way, at the roundabout take the 2nd exit and follow the road round where the property can be on the left 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		
(69-80) C		
(55-68) D	58	67
(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.



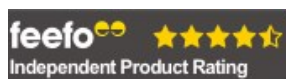
58 Seagate Road Hunstanton Norfolk PE36 5BD

**BEAUTIFULLY PRESENTED THREE/FOUR BEDROOM, THREE STOREY
SEMI DETACHED HOUSE WITH GARAGE AND PARKING**

Hunstanton

£340,000 Freehold

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sales@brittons.net





ENTRANCE HALL Fitted carpet. Radiator. Stairs to first floor. Understairs cupboard. .	
BEDROOM 1 Fitted carpet. Two built-in storage cupboards. Radiator. Ornamental cast iron and tiled fireplace.	12'3 max x 10'7 (3.73m max x 3.23m)
EN-SUITE BATHROOM Three piece suite comprising bath with shower over, wash hand basin and w.c. Vinyl flooring.	7'11 x 5'9 (2.41m x 1.75m)
BEDROOM 2 (Currently used as a workshop) Fitted carpet. Double radiator. Three built-in storage cupboards. Window to front. Door to hallway.	15'4 max x 11'0 (4.67m max x 3.35m)
DRESSING ROOM/BEDROOM 4 Fitted carpet and double radiator.	10'7 x 7'6 (3.23m x 2.29m)
UTILITY ROOM	
SHOWER ROOM Built-in shower cubicle with electric shower, vanity wash hand basin and w.c. Heated towel rail. Vinyl flooring. Extractor fan.	9'4 x 5'8 (2.84m x 1.73m)
LANDING Fitted carpet. Built-in storage cupboard. Window to side aspect. Door to:	7'7 x 2'9 max (2.31m x 0.84m max)
LOUNGE Fitted carpet. Exposed ceiling beams. Double radiator. Feature fireplace with inset Multi Fuel Burner. Opening to kitchen/diner. Door to cloakroom. Two pairs of French doors to:	16'0 max x 14'4 max (4.88m max x 4.37m max)
SUN LOUNGE French doors to the terrace. With windows to rear and side with sea views.	20'3 x 5'7 (6.17m x 1.70m)
TERRACE Enclosed timber decking terrace with panoramic view out to sea.	15'10 x 12'0 (4.83m x 3.66m)
KITCHEN/DINER Range of wall, base and drawer units with worktops over. Duel fuel range with extractor over. Space for dishwasher. Ornamental cast iron fireplace. Exposed ceiling beams. Vinyl flooring. Double radiator. Window to front aspect. Stairs to second floor.	19'5 max x 11'9 max (5.92m max x 3.58m max)
CLOAKROOM Two piece suite comprising wash hand basin and w.c. New gas boiler.	
BEDROOM 3 Fitted carpet. Radiator. Velux dorma balcony sky light (opens to create an enclosed balcony) door to:	12'5 max x 10'0 min (3.78m max x 3.05m min)
SHOWER ROOM Corner shower cubicle with mixer shower, wash hand basin set on a wooden table and w.c. Vinyl flooring. Radiator. Extractor fan. Window to side aspect.	12'5 max x 4'7 max (3.78m max x 1.40m max)
GARAGE Folding doors to front.	18'2 max x 11'5 max (5.54m max x 3.48m max)
FRONT GARDEN Walled frontage, mainly laid to slate chippings with a tiled path leading to entrance door.	
REAR GARDEN Enclosed, Double gates with vehicular access to garage and shingle parking area.	

Fabulous sea views to be enjoyed all year round from this wonderfully versatile three/four-bedroom coastal home. The living area for this property has been cleverly positioned on the first floor which allows you to take in the most wonderful views over the promenade, beach and sea. The rising sun that beams into the kitchen and dining area creates a natural warmth in the mornings and then later in the day you can watch the glorious Norfolk sunsets from the sunroom or fantastic raised terrace area at the rear. On those cooler evening you can snuggle in front of the wood burner in the cozy and relaxed lounge. The spacious ground floor offers two/three bedrooms depending on your configuration choice along with a good size en-suite, separate shower room and utility room. The upper floor contains a double bedroom with en-suite and has the additional benefit of a Velux balcony, giving you even more opportunity to take in the incredible seaside views. Double gates give vehicular access to the rear of the house and enclosed garden. *New boiler fitted January 2024 (10 year warranty) with wireless room stat. Book your viewing today to see this superb home.

