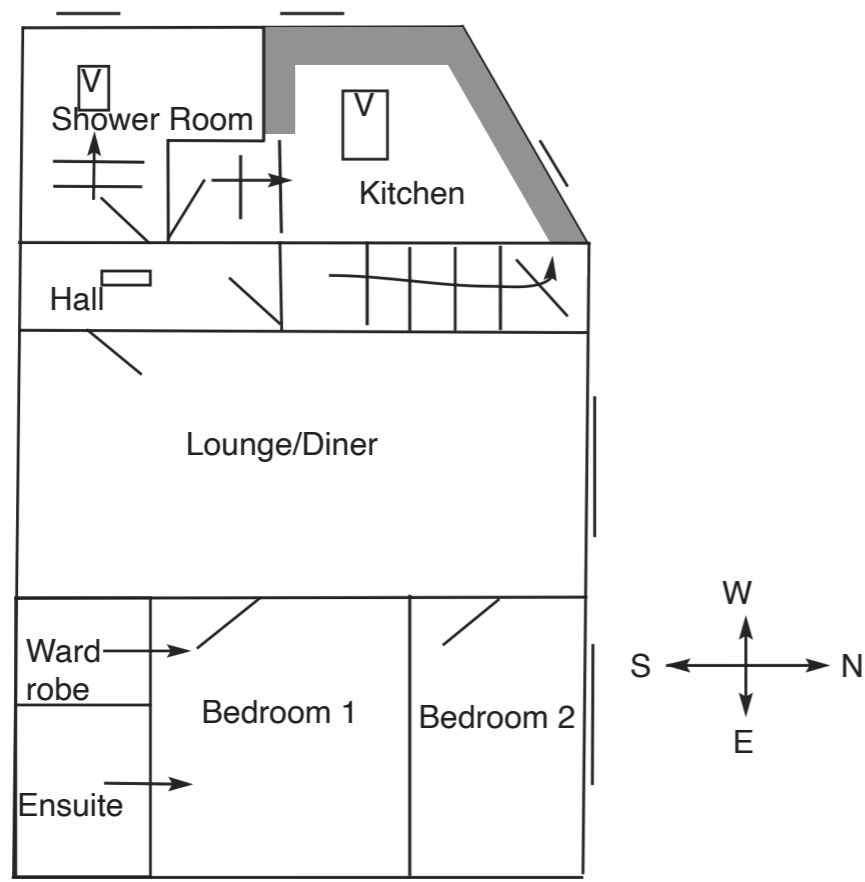


Floor Plan  
for Identification Purposes Only  
Not to Scale



Measurements taken in imperial to the nearest three inches. Metric conversion approximate.  
**SERVICES:** It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.  
**THE PROPERTY MISDESCRIPTIONS ACT: 1991** – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.

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# BIRDS

## ESTATE AGENTS

ESTABLISHED 35 YEARS



62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL

tel: 01485 534560

**THE LOOKOUT**  
2A CRESCENT LANE  
HUNSTANTON  
PE36 5BX

**Guide Price: £192,000**

leasehold  
vacant possession upon completion



**A spacious two bedroom first floor apartment with parking in a central location close to the town centre and promenade. EXCELLENT CONDITION THROUGHOUT**

GROUND FLOOR ENTRANCE HALL STAIRS TO FIRST FLOOR.  
HALL • KITCHEN • SHOWER ROOM • LOUNGE/DINER •  
TWO BEDROOMS ONE WITH ENSUITE SHOWER ROOM  
ALLOCATED PARKING SPACE

SERVICES: All mains connected.

GAS CENTRAL HEATING • UPVC REPLACEMENT DOUBLE GLAZING •

**TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION**

The Lookout is a first floor apartment in a former bakery with it's own Separate entry and will have on sale of both the ground floor and first floor apartments a share of the freehold. Both apartments have been converted to a high standard.

Crescent Lane is close to town centre amenities and the seafront promenade and is an ideal second home or holiday let.

Hunstanton is a popular coastal town with beaches, fun fair, restaurants and shops and an ideal base for holidaying in North West Norfolk. The property comprises:

#### **GROUND FLOOR**

**Entrance Hall:** stairs to first floor.

#### **FIRST FLOOR**

**Hall:**

**Kitchen:** 16'3 max x 8'2" max (4.99x2.49) steps down, fitted with a range of base and wall units incorporating, electric oven, ceramic hob with extractor over, fridge, freezer, space for washing machine.

**Shower Room:** steps down, corner shower cubicle, hand basin & wc.

**Lounge/Diner:** 21'4"x11'10" (6.54x3.63) large picture window, radiator.

**Bedroom 1:** 11'3"x10' (3.46x3.05) large picture window, radiator, walk-in wardrobe, **Ensuite Shower Room** large shower cubicle, vanity hand basin, wc, towel radiator.

**Bedroom 2:** 11'4"x7'2" (3.48x2.18) dual aspect picture windows, radiator.

#### **OUTSIDE**

Allocated parking space.

#### **TENURE**

Leasehold with share of freehold when ground floor apartment sold, terms to be agreed.

