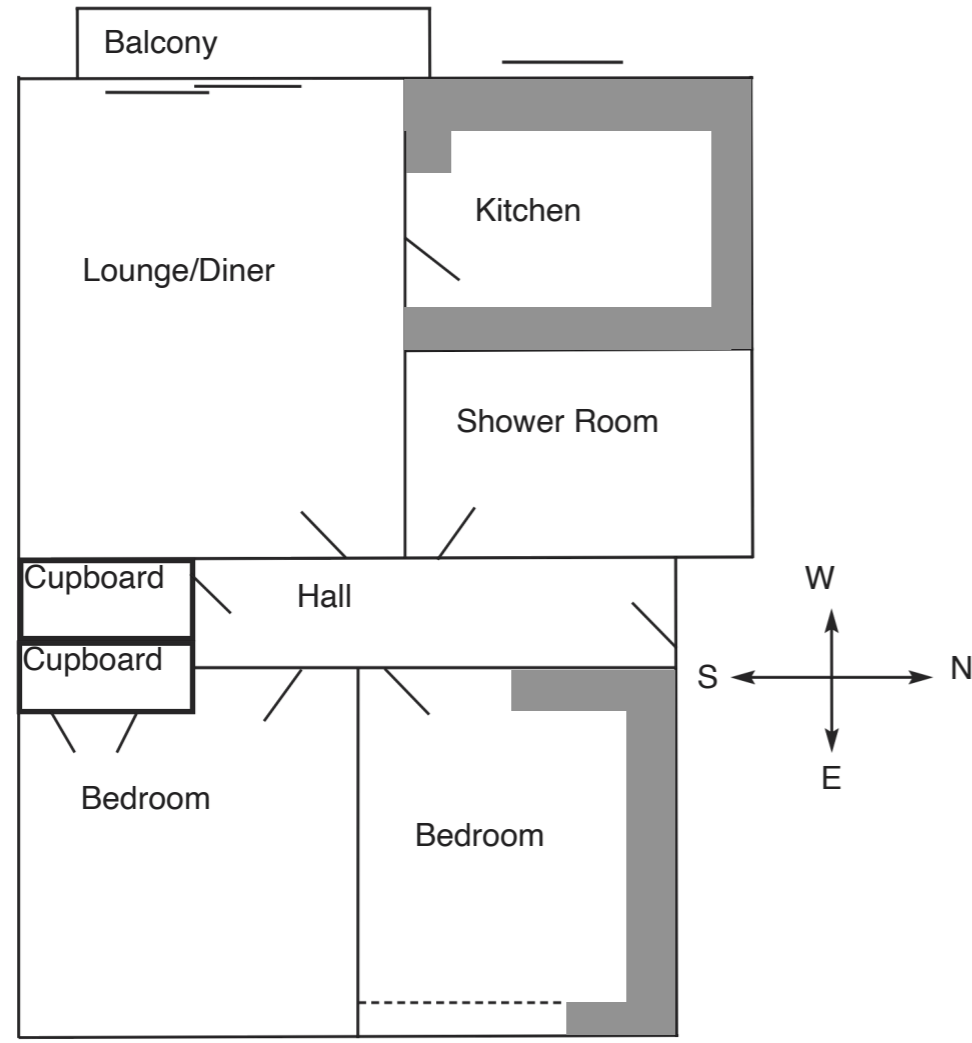


Floor Plan
for Identification Purposes Only
Not to Scale



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

35 WESTCLIFFE COURT
CLIFF PARADE
HUNSTANTON
PE36 6HJ

Guide Price: £250,000

share of Freehold
vacant possession upon completion



A first floor well maintained 2 bedroom apartment with stunning sea views.

REAR ENTRANCE LOBBY WITH INTERCOM ENTRY
STAIRS TO FIRST FLOOR
HALL • LOUNGE/DINER • KITCHEN •
2 DOUBLE BEDROOMS • SHOWER ROOM •
OUTSIDE: GARAGE (NO 30) • RESIDENT PERMIT PARKING

SERVICES: All mains connected. COUNCIL TAX BAND: 'C' (£1923.81 20023/34)
GAS CENTRAL HEATING • DOUBLE GLAZING

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

35 Westcliffe Court is located on the first floor and faces west with stunning sea views and sunsets, close to the town centre and amenities, a short walk to the popular sandy beach at Old Hunstanton. Hunstanton is a traditional Victorian seaside town, a regular bus route to Kings Lynn and main-line railway to Cambridge and London, and along the coast road to Wells-next-the-Sea. There are 2 golf courses and numerous restaurants.

The property is in good order with the benefit of gas central heating, double glazing, resident permit parking and garage. No onward chain.

GROUND FLOOR

Entrance lobby with intercom entry, stairs to first floor.

Entrance Hall: store cupboard, entry phone, radiator.

Lounge/Diner: 17'5" x 12' (5.33 x 3.63) **Sea Views**, 2 radiators, patio doors to balcony with sea views.

Kitchen: 10'1" x 8'7" (3.09 x 2.66) fitted with a range of base and wall units, sink unit with mixer taps and waste disposal, Worcester boiler (installed just over 1 year ago), electric cooker & hob with extractor over, **Sea View**.

Bedroom: 13'1" x 8'3" (3.98 x 2.51) fitted wardrobes & dressing table, radiator.

Bedroom: 13'1" x 8'6" (3.98 x 2.63) built-in wardrobe, radiator.

Shower Room: 8'7" x 7' (2.65 x 2.15) large walk-in shower cubicle, hand basin, wc.

OUTSIDE

Car parking to the rear with permit parking, Garage (no. 30) with up and over door.

TENURE

This Apartment is Leasehold, for a term of 999 years from November 1990. There is a maintenance charge of £1512 per annum, with each Apartment owning a share of the Freehold.

This apartment block does not allow Pets or Holiday Letting.

