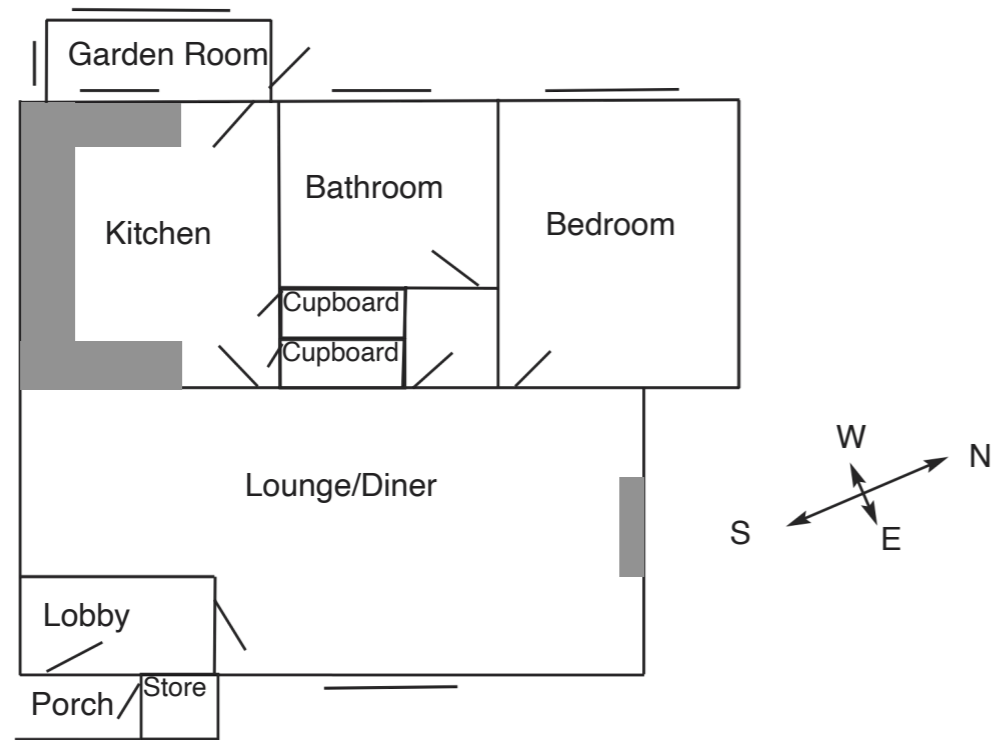


Floor Plan
for Identification Purposes Only
Not to Scale



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.

email: jill@birdsestateagents.co.uk



tel: 01485 534560

BIRDS

ESTATE AGENTS

ESTABLISHED 36 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

86 LODGE ROAD
HEACHAM
PE31 7SZ

£195,000

freehold

vacant possession upon completion
price includes Beach Hut on North Beach



An end of terrace 1 bedroom bungalow in good order throughout
SALE INCLUDES A BEACH HUT ON NORTH BEACH HEACHAM

ENTRANCE PORCH • LOBBY • LOUNGE/DINER • KITCHEN • GARDEN ROOM •
INNER HALL • BATHROOM • DOUBLE BEDROOM •

OUTSIDE:

Front low maintenance garden, rear patio garden, allocated parking.

SERVICES: Mains gas, electric and water (meter)

COUNCIL TAX BAND: 'A' (£1484.89 2024/25)

GAS CENTRAL HEATING • UPVC DOUBLE GLAZING

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

86 Lodge Road is an end of terrace of 3 similar bungalows located a short distance from the beaches, promenade and village centre of this popular village that has a variety of amenities and regular bus service (stop right outside) to Kings Lynn, Hunstanton and along the coast to Wells.

The bungalow is presented in good order throughout and included in the sale Beach Hut No. 22 located at North Beach Heacham, the majority of the contents will also be included if required.

Ideal retirement, second home or holiday let, comprising:

Porch: store cupboard.

Entrance Lobby: radiator.

Lounge/Diner: 17'5" x 11' narrowing to 7'8" (5.31 x 3.35 x 2.39) gas fire, 2 radiators.

Kitchen: 10'3" x 8'10" (3.15 x 2.47) fitted with a range of base and wall units incorporating, electric oven, ceramic hob with extractor over, freezer, fridge, work tops with tiled splashbacks, stainless steel sink unit, space for washing machine, cupboard containing the Baxi boiler, storage cupboard with hot water cylinder.

Garden Room: 7'7" x 6' (2.35 x 1.81) door to rear garden.

Inner Hall: radiator, loft access.

Bathroom: white suite with panelled bath, handbasin, wc, radiator, part-tiled walls.

Bedroom: 10'4" x 8'9" (3.17 x 2.72) radiator.

OUTSIDE

Small mainly shingled front garden with path to rear of property, allocated parking space accessed via Jennings Close, gate to rear patio garden with shed.

BEACH HUT

NO 22 North Beach Heacham.

