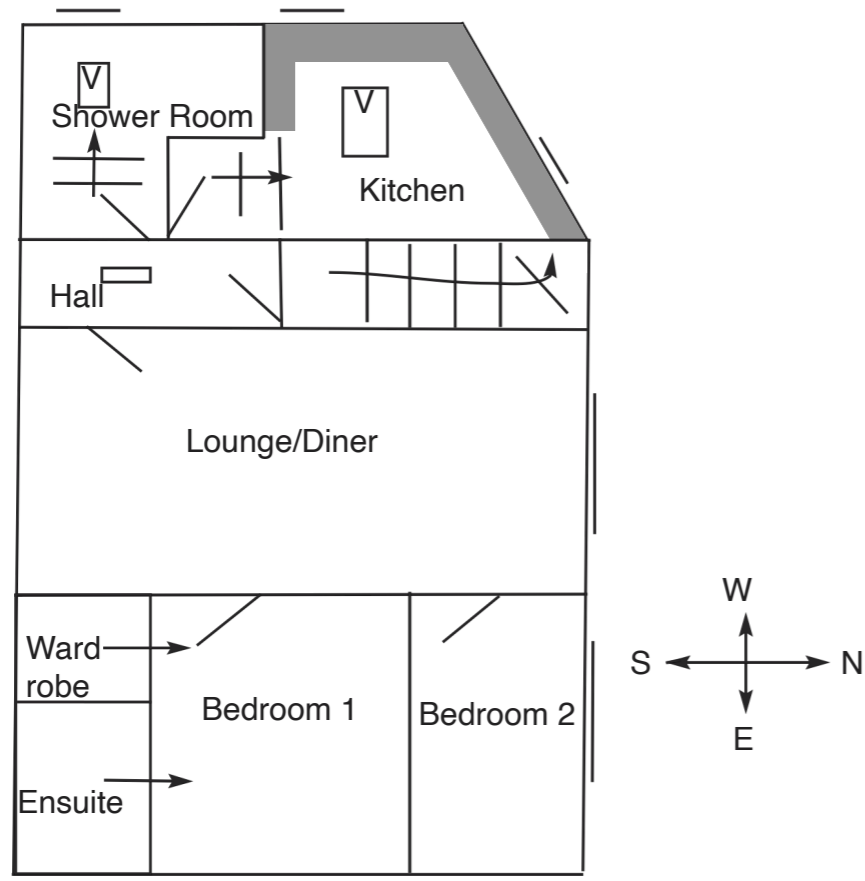


Floor Plan
for Identification Purposes Only
Not to Scale



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

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ESTABLISHED 36 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

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THE LOOKOUT
2A CRESCENT LANE
HUNSTANTON
PE36 5BX

To Let: £800 pcm

unfurnished



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. 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.



PRINCIPLE TERMS OF LETTING

1. The property is available on a six monthly Assured Shorthold Tenancy at a rental of £800 per calendar month, payable monthly in advance, exclusive of services and council tax.
2. A deposit representing one months rent will be required on the commencement of the tenancy.
3. References will be required from an Employer, Landlord (if applicable), professional person and family acquaintance.
4. The Landlord or his Agents reserve the right to refuse any application.
5. No Pets. No Smokers.