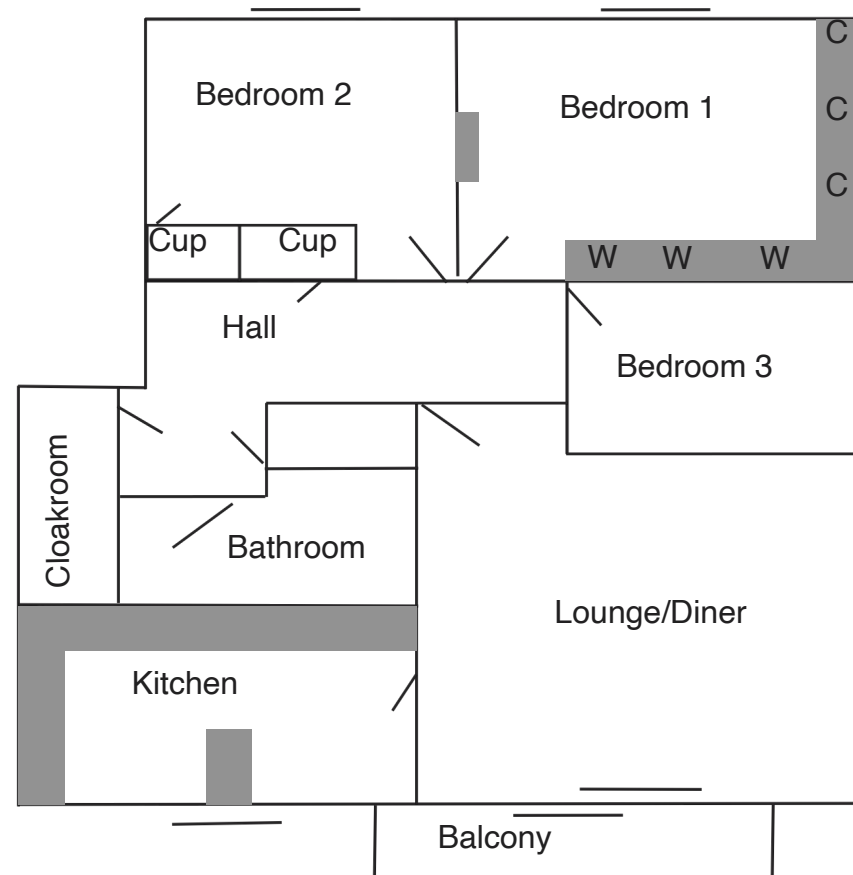


Floor Plan  
for Identification Purposes Only  
Not to Scale



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](mailto:jill@birdsestateagents.co.uk)



# BIRDS

## ESTATE AGENTS

ESTABLISHED 35 YEARS



62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL

tel: 01485 534560

7 WESTCLIFFE COURT  
CLIFF PARADE  
HUNSTANTON PE36 6HJ

Guide Price: £259,995  
share of freehold  
no onward chain



**A three bedroom third floor apartment facing south overlooking an open green with superb far-reaching views to the sea and across the Wash.**

TELEPHONE ENTRY SYSTEM • ENTRANCE LOBBY • HALL •  
LOUNGE/DINER with patio doors to the BALCONY • KITCHEN •  
THREE BEDROOMS • BATHROOM • SEPARATE CLOAKROOM. •  
OUTSIDE: Brick Garage (No. 2). Communal lawned gardens. Bin Store.

**GAS CENTRAL HEATING \* UPVC REPLACEMENT DOUBLE GLAZING \***

SERVICES: All mains connected.  
COUNCIL TAX BAND: 'C' (£2009.21 2024/25)

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Westcliffe Court is a block of sixteen self-contained apartments overlooking Lincoln Square, just off Cliff Parade and the cliff-tops with superb views over the sea to the Lincolnshire coast line on the horizon and a nearby sea-front bowling green. There are often stunning sunsets across the Wash, Hunstanton being the only east coast town facing west.

No.7 is on the third (top) floor. The south/west views from the Lounge can be fully appreciated from the comfort of an armchair and see the spectacularly sun sets over the Wash.

The accommodation is in excellent order, having the benefit of gas central heating and upvc replacement double glazing and comprises:

### GROUND FLOOR

Main Entrance with telephone entry system and access to No's 1 to 8, stairs to all floors with rubbish shutes on each floor.

### THIRD FLOOR

Lobby to No. 7 and No. 8.

**Entrance Hall:** entry phone, storage cupboard with cupboard over, utility cupboard.

**Lounge/Diner:** 15'4"x15'3" (4.68x4.67) a light and airy room with SEA VIEWS, 2 radiators, tv point, patio doors to Balcony 12'6"x4'6" (3.81x1.37) ideal for sitting out and enjoying the SEA VIEWS and sunsets.

**Kitchen:** 11'3"x8'3" (3.44x2.55) fitted with a range of modern units incorporating gas hob with extractor over, double electric oven, slim-line dishwasher, fridge/freezer, plumbing for washing machine, microwave oven, cupboard containing Baxi combi boiler, breakfast bar, towel radiator, SEA VIEWS.

**Bedroom 1:** 12'9"x12'3" (3.92x3.75) built-in wardrobes and over bed storage cupboards, dressing table, radiator.

**Bedroom 2:** 12'1"x9'9" (3.69x3.03) built-in wardrobe cupboard with cupboard over, radiator.

**Bedroom 3:** 9'6"x7'5" (2.92x2.30) radiator.

**Bathroom:** fitted with modern white suite incorporating bath with shower over, hand basin, wc, towel radiator.

**Cloakroom:** wc, handbasin and towel radiator.

### OUTSIDE

Mainly lawned communal gardens to the front.

Brick Garage 17'x7'10" (5.18x2.38) with an up and over door and concrete forecourt (the second on the right). Permit parking.

**PLEASE NOTE THAT PETS ARE NOT ALLOWED OR ANY COMMERCIAL HOLIDAY LETTING**

### TENURE

Each apartment has a sixteenth share in the Freehold. There is a 999 year lease from December 1981 and an annual service charge (currently £750 p.a.) payable in two instalments in June and December each year. This includes water rates, buildings insurance, communal lighting and maintenance of the common parts.

