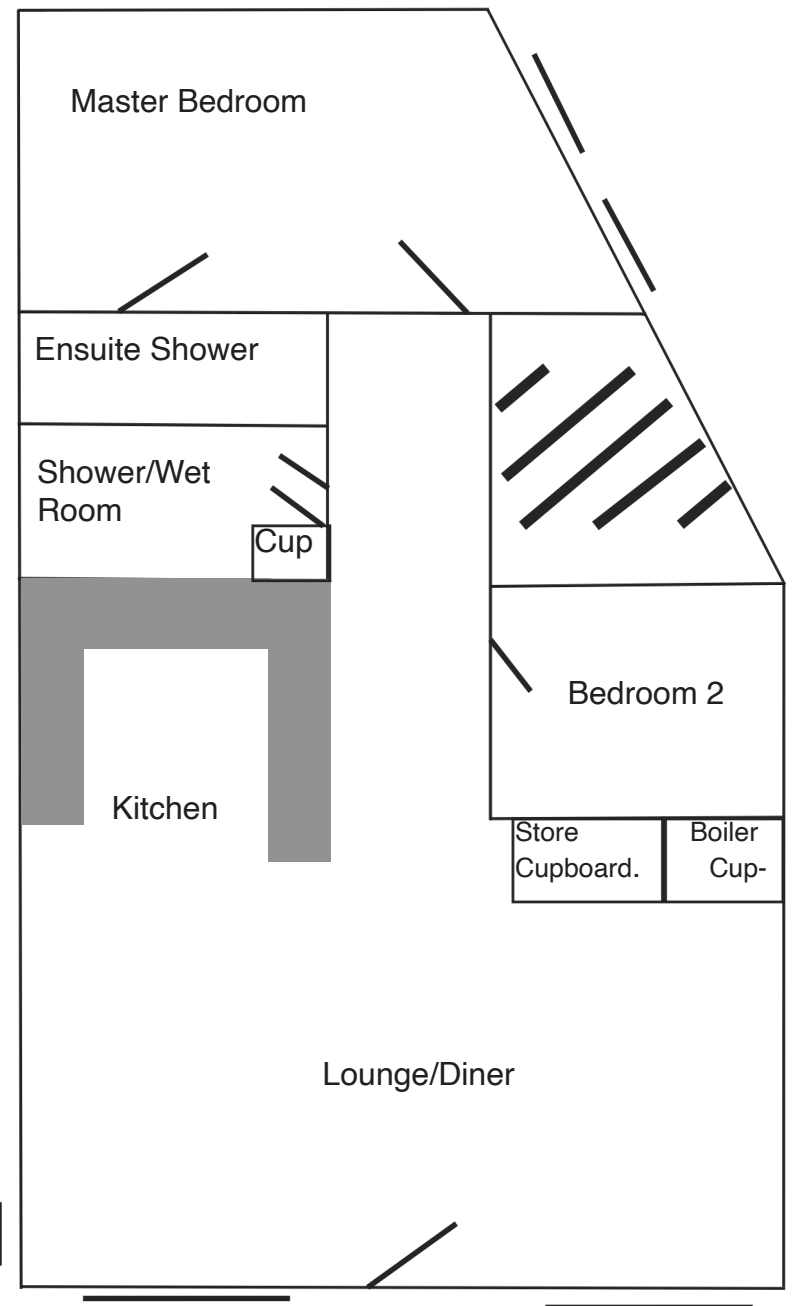


Floor Plan
for Identification Purposes Only
Not to Scale



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 35 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

THE OLD BAKERY
2 CRESCENT ROAD
HUNSTANTON
PE36 5BU

Guide Price: £245,000

leasehold
vacant possession upon completion



A beautifully presented ground floor apartment with open plan living newly converted to a high standard throughout.

Ideal second home or holiday let 2 parking spaces.

*** VIEWING HIGHLY RECOMMENDED ***

OPEN PLAN LOUNGE/DINER/KITCHEN. • DOUBLE BEDROOM •
 MASTER BEDROOM WITH ENSUITE. • SHOWER/WET ROOM. •
 OUTSIDE

Parking for 2 cars. Patio Area to the Front.

SERVICES: All mains supply.

COUNCIL TAX BAND: 'A' (£1506.91 2024/25)

• UNDERFLOOR GAS CENTRAL HEATING. • DOUBLE GLAZED MIRROR WINDOWS •

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

The Old Bakery has been recently lovingly renovated to a high standard with quality fittings, it is located on a quiet residential street within walking distance of the seafront, High Street and local amenities. Hunstanton is a popular Victorian coastal town located on the shores of the Wash with good bus routes to Kings Lynn (15 miles) which has a main-line rail station, and a coastline bus service along the A149 to Wells-next-the-Sea. There are a variety of shops, supermarkets, restaurants and hotels, 2 golf courses close by at Old Hunstanton and Heacham, sea front promenade and beaches.

The property has the benefit of underfloor heating with zonal controls served by a gas boiler, water softener, privacy mirror double glazing, oak skirtings and doors, the sale includes the majority of the contents viewing is recommended.

Lounge/Diner 20'11"x12' Kitchen 12'2"x7'11" (6.37x3.65) (3.7x2.41)

Karndean flooring, remote ceiling fan, lockable storage cupboard, cupboard containing the gas boiler and water softener, wall mounted TV, lounge furniture, dining table & 4 chairs. The Kitchen area is fitted with quality base and wall units with under counter and plinth lighting, incorporating electric oven, microwave, warming drawer, slim-line dishwasher, wine cooler, 2 x 2 plate induction hobs with extractor over, American Style fridge/freezer.

Bedroom 2: 11'4"x8'4" (3.45x2.54)

Karndean flooring, king size bed, wardrobes, chest of drawers & matching bedside units, wall mounted TV, remote ceiling fan.

Shower/Wet Room: 8'3"x7' (2.51x2.13)

large walk-in shower cubicle with Hansgrohe fittings, large vanity unit with illuminated mirror over, wall mounted wc, cupboard containing the wash/dryer, heated towel radiator, extractor fan, part tiled walls.

Master Bedroom: 15'9" reducing to 9'8" x 17'3" reducing to 12'6" (4.80 red. 2.94x5.25 red. 3.81)

Karndean flooring, wall mounted TV, Super King bed that converts to 2 3ft single beds, wardrobe, chest of drawers and matching bedside units, remote ceiling fan. Ensuite 8'5"x3'10" (2.56x1.16) large walk-in shower cubicle with Hansgrohe fittings, mirrored cupboard with shaver socket and light, wall mounted wc, heated towel rail, extractor fan.

OUTSIDE

Brickweave parking to the side for 2 vehicles, front paved patio with railing fencing, outside lights.

TENURE

New lease to be drawn up.

