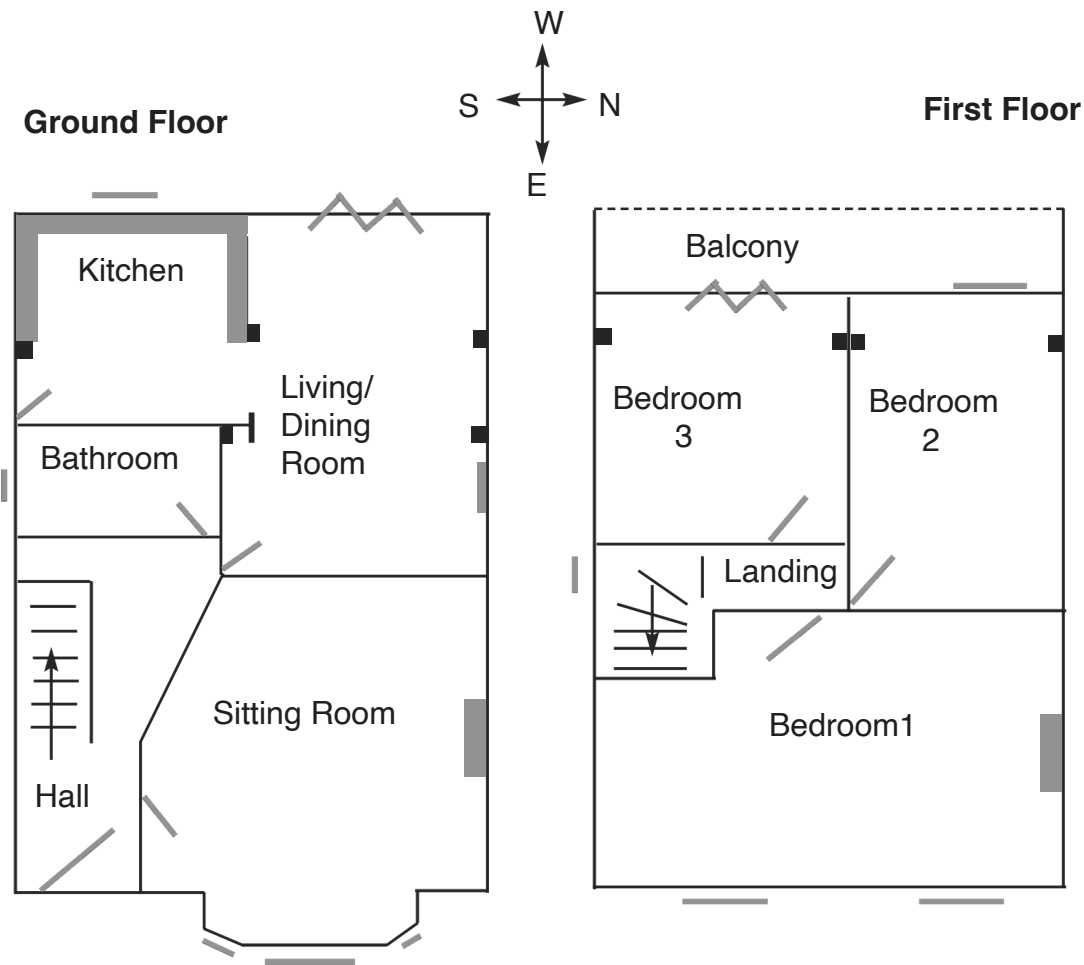


Floor Plan  
for Identification Purposes Only  
Not to Scale



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.  
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# BIRDS

## ESTATE AGENTS

ESTABLISHED 36 YEARS



62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL

20 SEAGATE ROAD  
HUNSTANTON PE36 5BD

Guide Price: £310,000

freehold  
no onward chain



A semi-detached three bedroom centrally heated and double glazed house close to the sea front with **WESTERLY SEA VIEWS** to the rear.

ENTRANCE HALL • SITTING ROOM with bay window •  
 OPEN PLAN DINING ROOM/LIVING ROOM/KITCHEN • BATHROOM •  
 FIRST FLOOR LANDING • THREE BEDROOMS • BALCONY •  
 OUTSIDE: Small front garden. Enclosed rear garden with **off-road parking space**,  
 patio & shed.

**SERVICES:** All mains connected, water meter.  
**COUNCIL TAX BAND:** 'B' (£1758.06 2024/25)

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Seagate Road is located close to the sea front promenade and a short distance from the town centre and local amenities. No 20 has the advantage of off road parking, sea views across the Wash and stunning sun sets, gas central heating and double glazing the property would benefit from some updating and comprises:

### GROUND FLOOR

Double glazed door to the.....

**Entrance Hall:** radiator, plumbing and space for a washing machine, staircase to the first floor.

**Sitting Room:** 15'x12'5" (4.57x3.78) attractive pine surround fireplace, bay window, radiator.

**Open Plan Dining/Living Room/Kitchen:** 11'x9'6"+15'x9' (3.35x2.89+4.57x2.74) with double glazed french doors to the rear garden. The Kitchen Area fitted with work tops, base and wall units, stainless steel sink and tiled splashbacks, side door, Dining/Living Room tiled fireplace and radiator.

Off the hall.....

**Bathroom:** 6'5"x6' (1.95x1.82) shaped bath and power shower over, vanity hand basin, w.c, fitted medicine cabinets, drawers, towel radiator.

### FIRST FLOOR

**Landing:** consumer unit and electricity meter, loft access, 'Worcester' wall-mounted gas boiler.

**Bedroom 1:** 16'x12' (4.87x3.65) two radiators.

**Bedroom 2:** 16'3"x7'9" (4.95x2.36) good sea views, radiator.

**Bedroom 3:** 12'x7'9" (3.65x2.36) good sea views, door out too balcony, radiator.

### OUTSIDE

Small front garden.

Private driveway off Seagate Road leading past the Sea Life Centre and to the rear garden. Double gates give access to a brickweave hardstanding and pathway. Enclosed, partly walled rear garden with a paved patio, shingle, shrubs and flowers.

Garden Shed.

Side entrance to rear garden.

