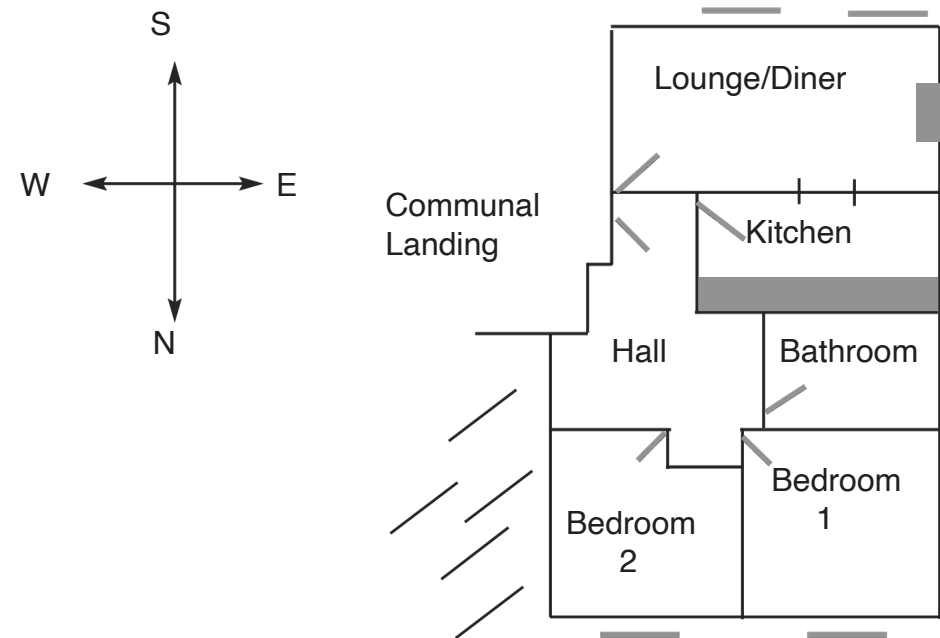


Floor Plan
for Identification Purposes Only
Not to Scale



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), bank, professional person and family acquaintance.
4. The Landlord or his Agents reserve the right to refuse any application.
5. No Pets. No Smoking.

email: jill@birdsestateagents.co.uk



BIRDS

ESTATE AGENTS

ESTABLISHED 36 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

tel: 01485 534560

4 LAVENDER HOUSE
16/18 STATION ROAD
HEACHAM
PE31 7EX

TO LET: £800 pcm

furnished/part furnished/unfurnished
available mid October



A spacious self-contained first floor apartment
convenient for all amenities in the village centre

ENTRANCE HALL with telephone entry system • PRIVATE HALL • LOUNGE/DINER •
FITTED KITCHEN • TWO GOOD BEDROOMS • BATHROOM •

OUTSIDE: Allocated Car Parking Space.

SERVICES: All mains connected, (water meter).

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

*** GAS CENTRAL HEATING ***

*** UPVC REPLACEMENT DOUBLE GLAZED WINDOWS ***

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Lavender House has four self-contained apartments serviced by a communal entrance hall, located in the centre of the village.

Heacham has a variety of local amenities, shops, beaches and regular bus route to Kings Lynn (10 miles) Hunstanton (3 miles) and along the scenic North Norfolk Coast.

No. 4 is one of two apartments on the first floor, having the benefit of gas fired central heating, sealed unit double glazing and is presented in good order throughout.

GROUND FLOOR

Telephone Entry to a communal hallway and stairs to the first floor, landing to No 3 & 4

Private Entrance Hall: ample space for office/study, radiator, central heating thermostat.

Lounge/Diner: 16'x11'4" (4.87x3.45) south-facing windows, two radiators and serving hatch.

Kitchen: 12'9"x7'7" (3.88x2.31) work surfaces, fitted base units, stainless steel sink unit and tiled surrounds, radiator, serving hatch, wall-mounted gas combination boiler, plumbing for washing machine (a cupboard next to sink would need to be removed at the tenants expenses and replaced if washing machine was installed).

Bedroom 1: 12'3"x9'9" (3.73x2.97) radiator.

Bedroom 2: 12'3"x9'3" max (3.73x2.81) radiator.

Bathroom: 8'4"x6'6" (5.05x1.98) white suite comprising a panelled bath with shower mixer taps and tiled surround, pedestal hand basin and tiled splash back, w.c., radiator, extractor fan.

OUTSIDE

Shingled driveway to the side of the building leading to shingled car park at the rear with allocated parking space.

