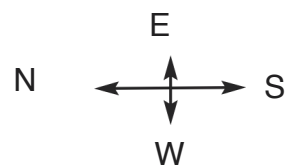
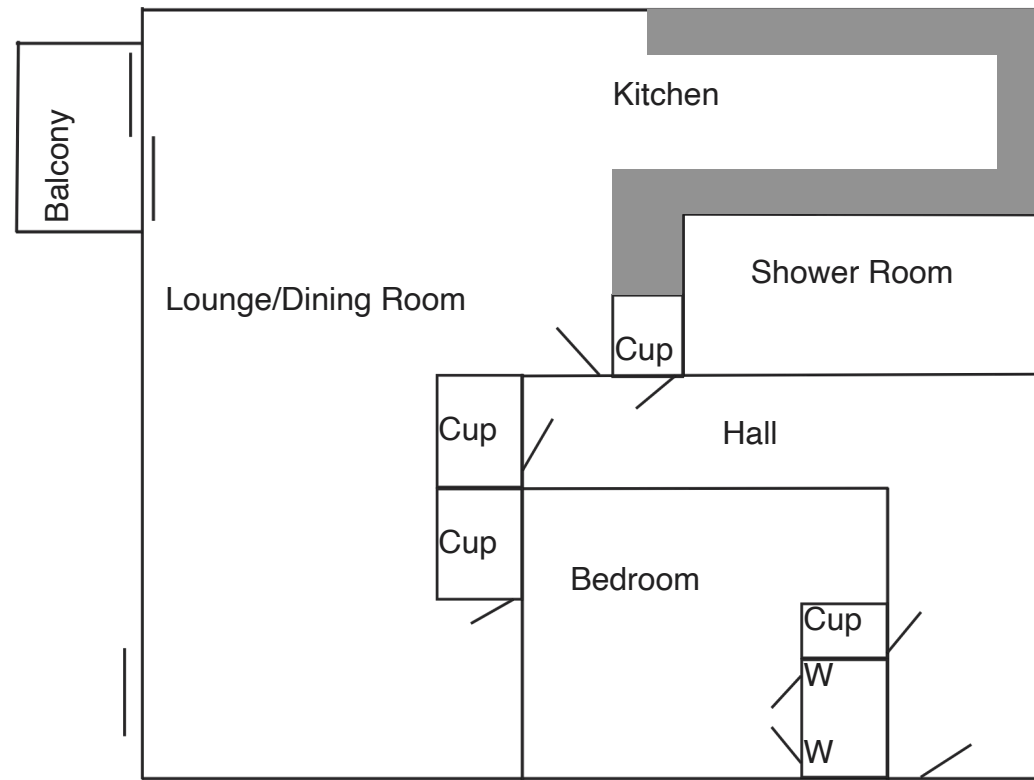


Floor Plan
for Identification Purposes Only
Not to Scale



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

ESTATE AGENTS

ESTABLISHED 36 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

23 REDGATE HEIGHTS
KINGS LYNN ROAD
HUNSTANTON
PE36 5EA

Guide Price: £165,000

leasehold
no onward chain



**A one bedroom (formerly 2 bed) first floor apartment
with balcony and garage, distant sea view**

ENTRANCE HALL • OPEN PLAN LOUNGE/DINER/KITCHEN •
• DOUBLE BEDROOM • SHOWER ROOM •

OUTSIDE

BALCONY • GARAGE • PARKING

SERVICES: Mains electric and water.

COUNCIL TAX BAND: 'B' (£1758.06 2024/25)

DOUBLE GLAZING * ELECTRIC STORAGE HEATING

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Redgate Heights is a development built about 27 years ago and is located on the southern edge of the town a short walk to the town centre, local amenities, sea front promenade and golf courses.

Hunstanton is a thriving Victorian seaside town on the shores of the Wash facing west. There is a regular bus route to Kings Lynn with its rail station to Cambridge and London and along the A149 coast road to Wells-next-the-sea.

The property is presented in excellent order throughout with modern spacious open plan living, double bedroom, refitted shower room, distant sea views from the living area and balcony, electric storage heating, double glazing, garage and communal parking. The property has been converted from a 2 bedroom apartment to give a more spacious living area.

GROUND FLOOR

Entrance lobby with stairs to first and second floor, use of storage cupboard.

FIRST FLOOR

Landing door to flat 23

'L' Shaped Entrance Hall:

3 store cupboards, storage heater.

Bedroom: 10'7" x 8'10" (3.23 x 2.69)

built-in wardrobe, storage heater.

Shower Room:

Large walk-in shower cubicle with glass screen, vanity hand basin, wc, fully tiled walls.

Open Plan Lounge/Diner/Kitchen: 22'9" into kitchen area x 24'3" (6.93 x 7.39)

Kitchen area fitted with a range of modern base and wall units incorporating electric cooker, heated drawer, ceramic hob with extractor over, freezer, fridge, washing machine, sink unit.

Lounge/Dining area patio doors out to balcony with sea views, cupboard, 2 storage heaters, west facing window with sea view.

OUTSIDE

Garage in block, communal parking.

TENURE

Leasehold for a term of 193 years remaining with an annual ground rent of £280 pa and service charge £1000 pa.

