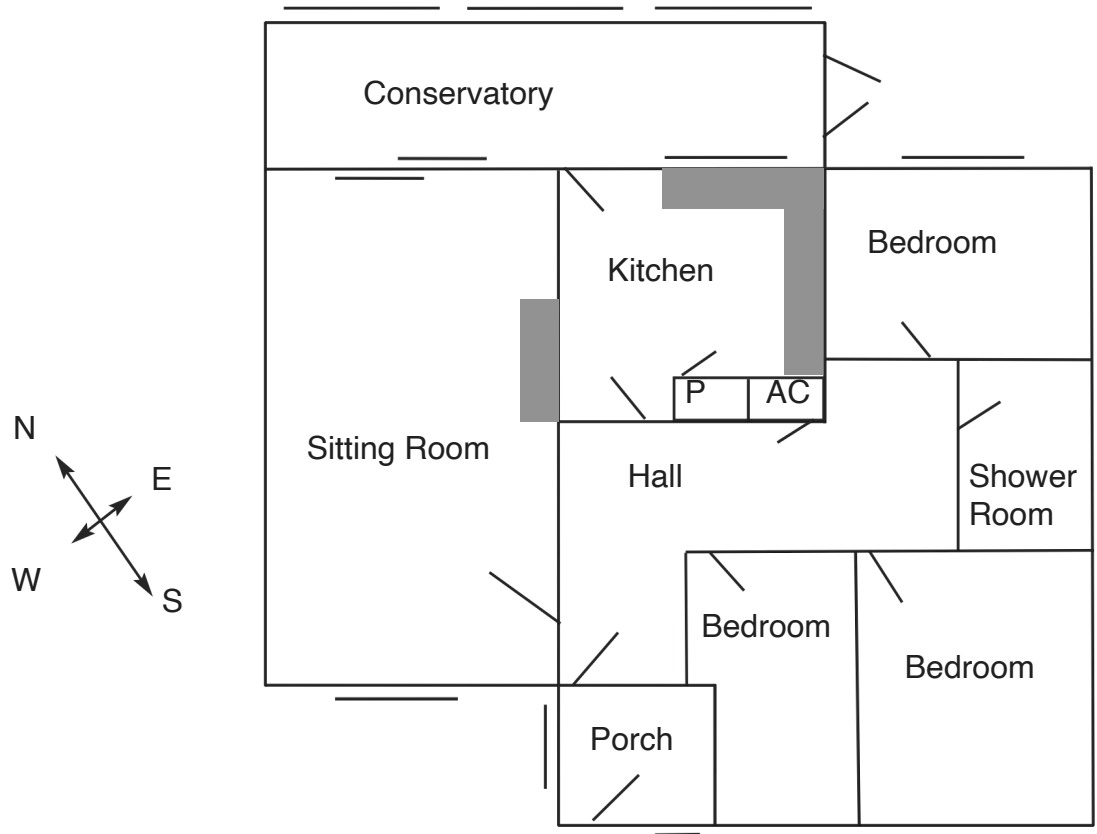


Floor Plan  
for Identification Purposes Only  
Not to Scale



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

18 ANDREWS PLACE  
HUNSTANTON  
PE36 5PD

Guide Price: £329,995  
freehold  
NO ONWARD CHAIN



**A good size 3 bedroom bungalow with distant sea views located on the popular Manorfields development at the southern end of the town.**

ENTRANCE PORCH • HALL • LOUNGE/DINER • BREAKFAST KITCHEN •  
CONSERVATORY • 3 BEDROOMS • SHOWER ROOM •  
OUTSIDE  
LOW MAINTENANCE FRONT GARDEN • DRIVEWAY • GARAGE •  
ATTRACTIVE REAR GARDEN

COUNCIL TAX BAND: 'D' (£2349.62 2025/26)

**\* DOUBLE GLAZING \* GAS CENTRAL HEATING \***

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION



18 Andrews Place is in a corner location with distant sea views on the popular Manorfields development at the southern end of the town.

Hunstanton is a popular coastal resort with a variety of local amenities from the promenade and beaches, golf courses, coastal walks, supermarkets and shops. There is a regular bus service to Kings Lynn and along the A149 coast road.

The property has the benefit of gas central heating and double glazing has been well maintained and is sold with no onward chain.

#### Entrance Porch:

**Hall:** radiator, loft hatch, Airing Cupboard with gas boiler.

**Sitting Room:** 19'9"x 11' (6.07x3.37) gas fire, 2 radiators, patio doors to conservatory.

**Breakfast Kitchen:** 11'7"x11'3" (3.56x3.44) fitted with a range of base and wall units incorporating double gas oven and grille, gas hob, plumbing for washing machine, pantry cupboard.

**Conservatory:** 23'5"x7'19" (7.16x2.41) double doors to rear garden, sliding door to sitting room.

**Bedroom (rear):** 12'7"x9'1" (3.86x2.77) radiator.

**Bedroom (front)** 11'1"x10'3" (3.37x3.15) radiator.

**Bedroom (front)** 10'3"x 8'2" max (3.15x2.48) currently used as study/office, radiator.

**Shower Room:** corner shower cubicle, vanity hand basin, wc, towel radiator.

#### OUTSIDE

Low maintenance shingled front garden, driveway to detached **Garage** with up and over door, power and light. Side gate to rear garden with paved patio, flower and shrub beds, lawn, shed.

