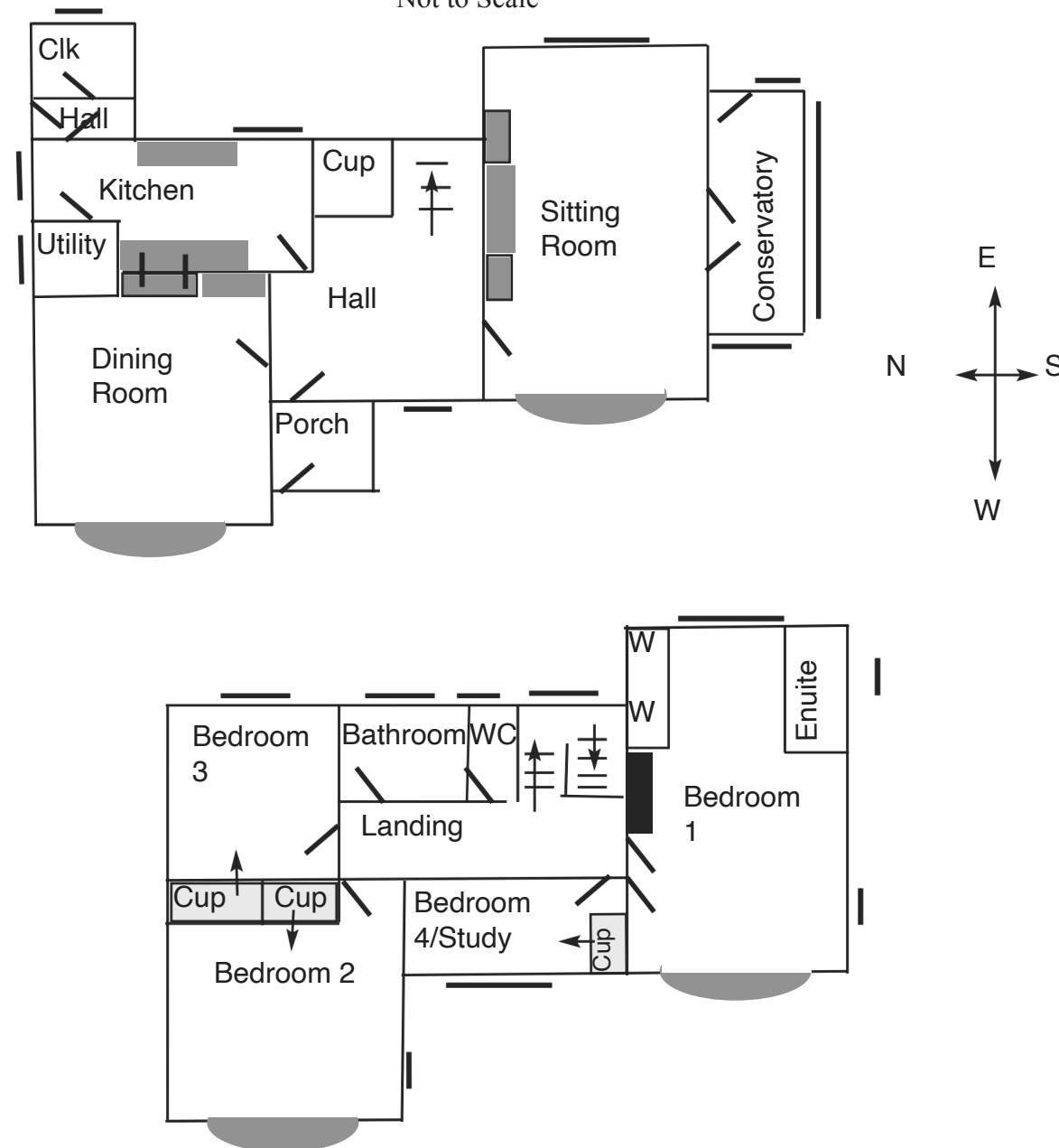


Floor Plan
for Identification Purposes Only
Not to Scale



PRINCIPLE TERMS OF LETTING

1. The property is available on a six monthly Assured Shorthold Tenancy at a rental of £2000 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), professional person and family acquaintance.
4. The Landlord or his Agents reserve the right to refuse any application.
5. No Smokers.

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BIRDS

ESTATE AGENTS

ESTABLISHED 36 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

54 CLIFF PARADE
HUNSTANTON
PE36 6EJ

To Let: £2000 pcm
unfurnished



**A distinctive detached house on the sea front with
magnificent views across the Wash to Lincolnshire**

ENTRANCE PORCH • HALL • SITTING ROOM • CONSERVATORY • DINING ROOM •
BREAKFAST KITCHEN • UTILITY ROOM • REAR HALL • CLOAKROOM •
LANDING • 3/4 BEDROOMS one ensuite shower room • BATHROOM • SEPARATE WC

OUTSIDE; DOUBLE GARAGE • STORE ROOM •
HARD STANDING FOR SEVERAL CARS •
ENCLOSED REAR GARDEN & PATIO • LARGE FRONT LAWN •

SERVICES: All mains connected.

COUNCIL TAX BAND: 'G' (£3916.03 2025/26)

* **GAS CENTRAL HEATING** * **UPVC DOUBLE GLAZING** *

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

54 Cliff Parade is an imposing detached house over looking the cliff tops set back from the road with fabulous sea views from all the front rooms. It has several character features and spacious accommodation with the benefit of gas central heating and double glazing, large lawned area to the front and enclosed lawned and patio area to the rear and ample parking for several cars.

Hunstanton has a variety of shops and amenities, primary, junior, secondary and private independent schools. The beach at Old Hunstanton is a short walk away as is the promenade and the town centre.

The property comprises:-

GROUND FLOOR

Entrance Porch: with tiled flooring.

Hall: stairs to first floor with spacious cupboard under, radiator.

Sitting Room: 25’8” into bay x 14’ (7.82x4.26) bay window over looking front garden, sea views, dual aspects windows, 2 alcove display cabinets, modern coal effect electric fire, 2 radiators, double doors to...

Conservatory: 17’7”x8’7” (5.35x2.61) door to rear garden,

Dining Room: 17’10” into bay x12’11” (5.43x3.93) sea views serving hatch to kitchen, fitted shelved cupboard, radiator.

Breakfast Kitchen: 17’8” max x 10’7” (5.38x3.22) fitted base and wall units, electric oven and grille, 5 ring gas hob with extractor unit over, plumbing for dishwasher, sink unit and drainers, ceramic tiled floor, radiator.

Utility Room: plumbing for washing machine, Worcester boiler and hot water tank.

Rear Entrance Hall: tiled floor.

Cloakroom: wc and hand basin.

FIRST FLOOR

Landing: loft hatch.

Bedroom 1: 25’8”x14’ into bay (7.82x4.26) sea views, 2 radiators, dual aspect windows, port hole window to the side, fitted wardrobes, Ensuite Shower Room fully tiled, large walk-in cubicle, wc, hand basin, towel radiator, porthole window. Connecting door to bedroom 4/study.

Bedroom 2: 17’7” into bay x 12’ 11” (5.35x3.93) sea views, fitted wardrobe, shelved alcove, porthole window, radiator.

Bedroom 3: 10’3”x7’9” (3.12x2.36) shelved cupboard, radiator.

Bedroom 4/Study: 11’5” max x 6’11” (3.47x2.10) sea views, built-in cupboard, radiator,

Bathroom: fully tiled walls and floor, white suite comprising panelled bath with shower mixer taps, vanity hand basin, towel radiator.

Separate WC: tiled floor, wc and hand basin, radiator.

OUTSIDE

Double gates and driveway leading to brickweave forecourt with parking/turning space and large lawned front garden with hedge border. Gates to the side leading to concrete hard standing and Double Garage, store shed. Gate to sheltered rear garden laid mainly to lawn and paved patio area.

