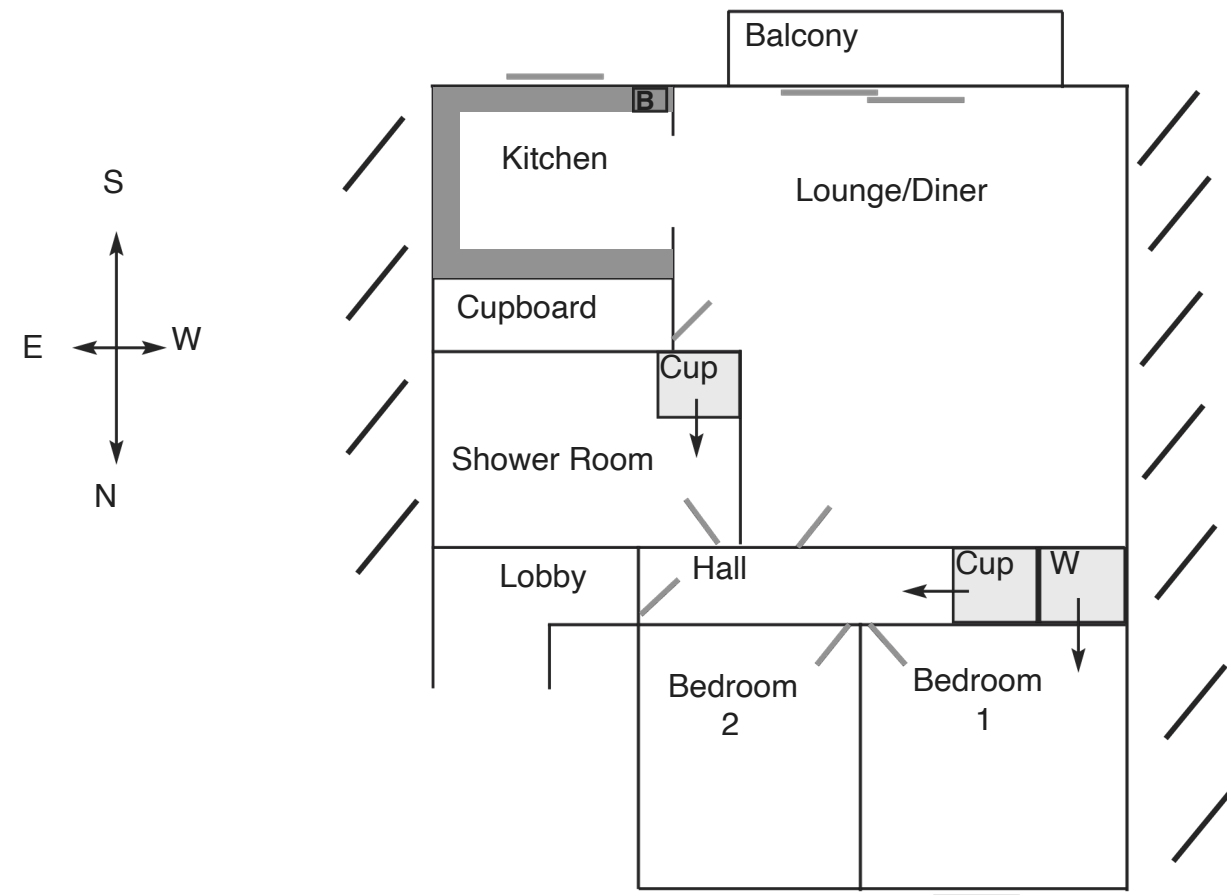


Floor Plan  
for Identification Purposes Only  
Not to Scale



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 35 YEARS



62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL

4 WESTCLIFFE COURT  
CLIFF PARADE  
HUNSTANTON PE36 6HJ

Guide Price: £240,000  
share of freehold  
stamp duty to be paid by the vendor



**An two bedroom first floor apartment facing south  
overlooking an open green with superb far-reaching views  
to the sea and across the Wash.**

TELEPHONE ENTRY SYSTEM • ENTRANCE LOBBY • HALL •  
LOUNGE/DINER with patio doors to the BALCONY • KITCHEN •  
TWO DOUBLE BEDROOMS • LARGE SHOWER ROOM •  
OUTSIDE: Brick Garage (No. 1). Communal lawned gardens. Bin Store.

**GAS CENTRAL HEATING \* UPVC REPLACEMENT DOUBLE GLAZING \***

SERVICES: All mains connected.  
COUNCIL TAX BAND: 'C' (£2088.54 2025/26)

**TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION**



Westcliffe Court is a block of sixteen self-contained apartments overlooking Lincoln Square, just off Cliff Parade and the cliff-tops with superb views over the sea to the Lincolnshire coast line on the horizon and a nearby sea-front bowling green. There are often stunning sunsets across the Wash, Hunstanton being the only east coast town facing west.

No. 4 is on the first floor and consequently very easily accessible, only one short flight of stairs away from the main entrance outside. The south/west views from the Lounge can be fully appreciated from the comfort of an armchair and see the spectacularly sun sets over the Wash.

The accommodation is well presented, having the benefit of gas central heating and upvc replacement double glazing and comprises:

GROUND FLOOR

Main Entrance with telephone entry system and access to No’s 1 to 8.

FIRST FLOOR

Lobby to No. 3 and No. 4.

No. 4

Private Hallway: 11’x 3’4” (3.35x1.01) entryphone, radiator, central heating thermostat, built-in cupboard with shelves and light and cupboard above; small-paned door to the.....

Lounge/Diner: 17’8”x12’10” (5.38x3.91) a light and airy room with superb views to the sea, ‘tilt and slide’ patio doors, 2 radiators, TV point, wall lights and picture light, telephone point. Walk-in 7’6” (2.28) deep cupboard with a light and power and ample room for storage. Arched doorway to the Kitchen.

Balcony: 12’6”x’4’6” (3.81x1.37) ideal for sitting out and enjoying the sea views and sunsets.

Kitchen: 8’4”x7’8” (2.54x2.33) also having good views, fitted with a range of base and wall units, work surfaces and single drainer sink with waste disposal, ‘Creda Concept’ electric cooker and extractor unit over, plumbing dishwasher, wall-mounted ‘Potterton’ gas combination boiler, triple spot light, extractor fan, vinyl flooring and fully tiled walls. off the hall.....

Bedroom 1: 12’9”x9’2” (3.88x2.79) radiator, large built-in wardrobe with cupboard over and louvred doors, TV point.

Bedroom 2: 12’9”x7’8” (3.88x2.33) radiator.

Shower Room: 8’9”x6’6” (2.66x1.98) fully tiled walls, large walk-in shower cubicle with power shower, vanity hand basin and wc suite, ‘Vent-axia’ fan, radiator, electric towel rail, built-in cupboard with cupboard above and plumbing facility for washing machine.

OUTSIDE

Mainly lawned communal gardens to the front.

Brick Garage 17’x7’10” (5.18x2.38) with an up and over door and concrete forecourt (the first on the right and easiest to access).

PLEASE NOTE THAT PETS ARE NOT ALLOWED OR ANY COMMERCIAL HOLIDAY LETTING

TENURE

Each apartment has a sixteenth share in the Freehold. There is a 999 year lease from December 1981 and an annual service charge (currently £850 p.a.) payable in two instalments in June and December each year. This includes water rates, buildings insurance, communal lighting and maintenance of the common parts.

