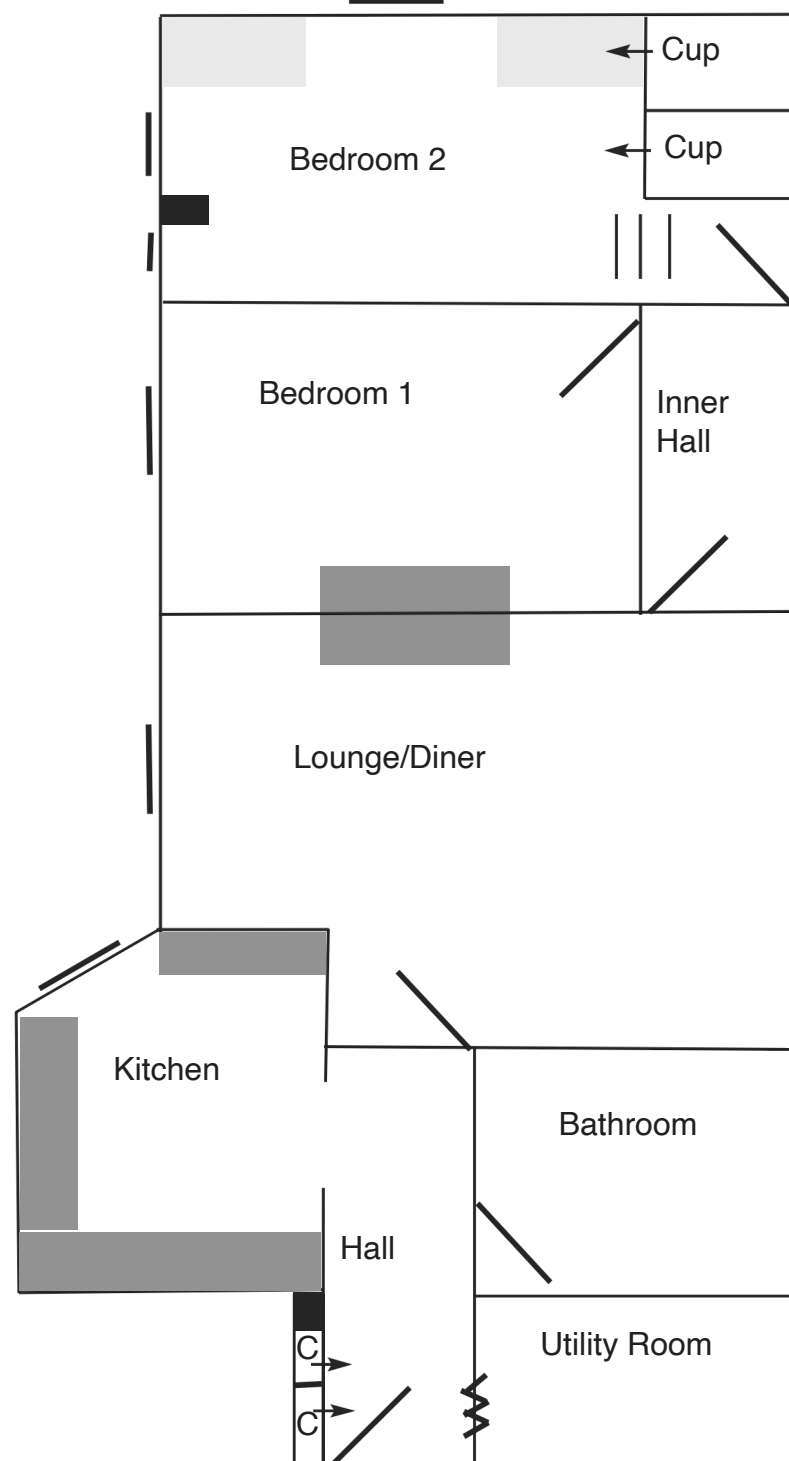


Floor Plan  
for Identification Purposes Only  
Not to Scale



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# BIRDS

## ESTATE AGENTS

ESTABLISHED 36 YEARS



62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL

Flat 4 13 Austin Street  
Hunstanton  
PE36 6AJ

Guide Price: £145,000

leasehold share of freehold available

**investment opportunity**



**A two bedroom first floor flat  
in a popular area of the town.**

COMMUNAL ENTRANCE HALL • STAIRS TO FIRST FLOOR •  
• PRIVATE HALL • UTILITY ROOM • BATHROOM • KITCHEN •  
• LOUNGE/DINER • TWO BEDROOMS •  
OUTSIDE: PARKING SPACE.

COUNCIL TAX BAND: 'A' (£1566.41 2025/26)

SERVICES: ALL MAINS CONNECTED.

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

[www.birdsestateagents.co.uk](http://www.birdsestateagents.co.uk)

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

13 Austin Street is a large house converted into four flats a short walk from the town centre and sea-front.

No 4 is on the first floor and it has gas central heating and double glazing and would benefit from general improvements throughout.

GROUND FLOOR

Communal Entrance Hall stairs to first floor landing and flats 3 and 4.

**Hall:** entry phone, 2 tall cupboards with 2 cupboards over, radiator.

**Utility Room:** plumbing for washing machine, gas combi boiler, work stop.

**Kitchen: 8’9”x6’11” (2.66x2.10)** fitted with a range of base and wall units, stainless steel unit with mixer taps, Indesit electric cooker, refrigerator, radiator, vinyl flooring.

**Bathroom: 7’x7’ (2.13x2.13)** white suite comprising panelled bath with shower mixer taps, hand basin, wc, radiator, vinyl flooring.

**Lounge/Diner: 13’ max x 12’10” (3.96x3.91)** feature fireplace with wood surround and tiled hearth, radiator, bt and tv point.

**Inner Hall:** radiator.

**Bedroom 1: 12’7”x9’2” (3.83x2.79)** radiator, tv point.

**Bedroom 2: 11’10”x10’5” (3.60x3.17)** steps down, built-in cupboards, radiator.

OUTSIDE

Parking space.

TENURE

Leasehold

Ground Rent £25 pa.

Service Charge and Insurance 25% of costs.

There is an option to purchase 1/4 share of the freehold.

