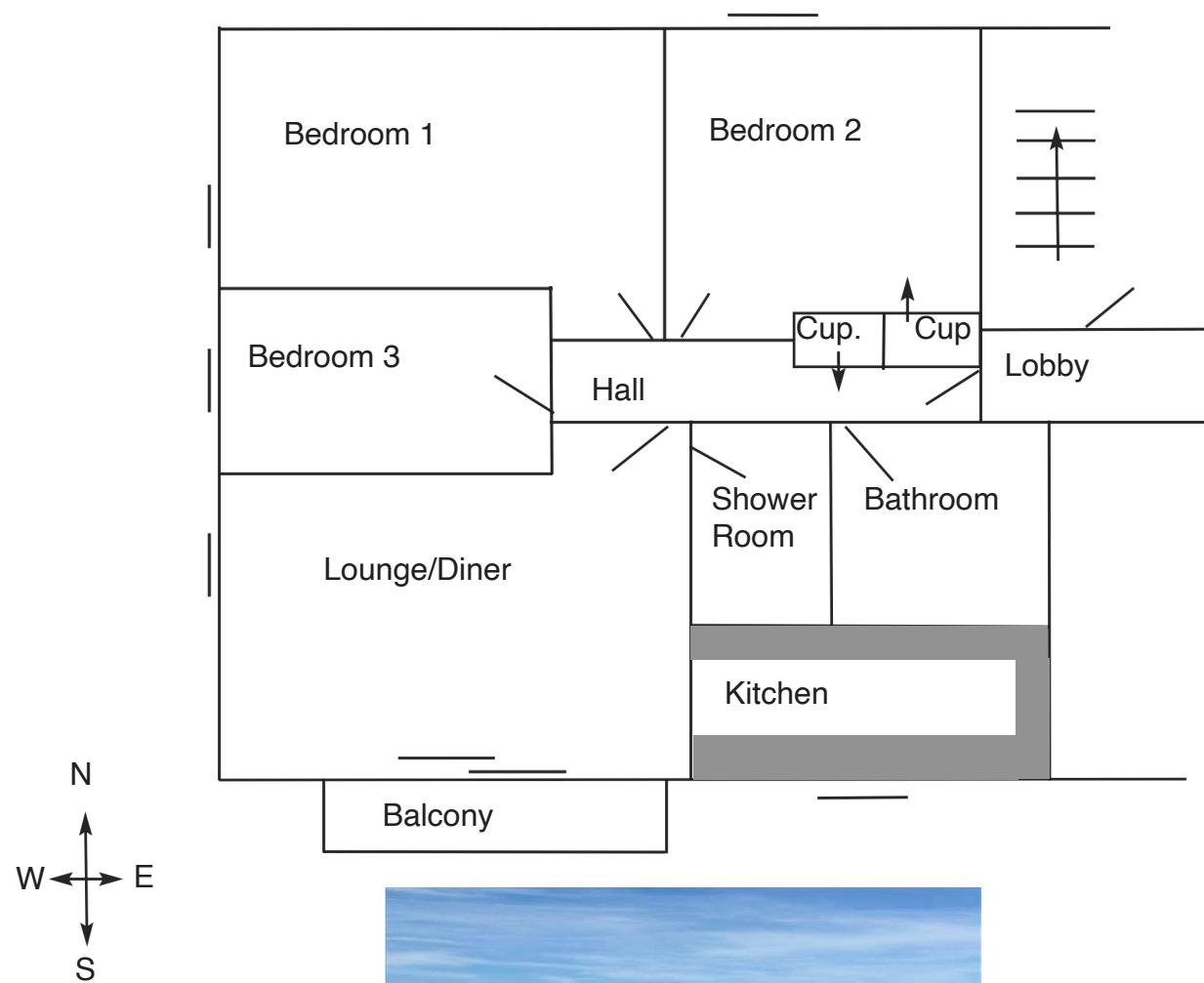


Floor Plan
for Identification Purposes Only
Not to Scale



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

12 WESTCLIFFE COURT
CLIFF PARADE
HUNSTANTON
PE36 6HJ

Guide Price: £350,000

share of freehold
NO ONWARD CHAIN



**A 3 bedroom 2 bathroom first floor apartment facing south
with stunning sea views from most rooms.
INSPECTION HIGHLY RECOMMENDED**

ENTRANCE HALL • LOUNGE/DINER patio doors to balcony • KITCHEN •
THREE BEDROOMS • SHOWER ROOM • BATHROOM •

OUTSIDE: GARAGE. COMMUNAL LAWNED GARDENS.
SERVICES: All mains connected.
COUNCIL TAX BAND: 'C' (£2088.54 2025/26)

GAS CENTRAL HEATING • DOUBLE GLAZING

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Westcliffe Court is a block of sixteen self-contained apartments facing south and 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. There are often stunning sunsets across the Wash, Hunstanton being the only east coast town facing west.

No. 12 is a corner apartment on the first floor and consequently very easily accessible, only one short flight of stairs away from the main entrance with sea views from most rooms. The south/west views from the Lounge can be fully appreciated from the comfort of an armchair.

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

GROUND FLOOR

main entrance to No’s 9 to 16 with telephone entry system, staircase to first floor.

FIRST FLOOR

Lobby to No’s 11 and 12.

Entrance Hall: entryphone, ceramic tiled floor, radiator, central heating thermostat, built-in cupboard.

Lounge/Diner: 17’4”x15’4” (5.29x4.67) Dual aspect windows with sea views, patio sliding doors to balcony, 2 radiators.

Kitchen: 11’3”x8’3” (3.42x2.54) fitted with a range of modern base and wall units, sink unit, electric cooker, ceramic hob with extractor over, breakfast bar with views over Lincoln Square and the Sea, plumbing for washing machine.

Shower Room: large shower cubicle, hand basin, wc, towel radiator, extractor fan.

Bedroom 1: 13’1”x11’9” (3.98x3.58) sea views, radiator.

Bedroom 2: 12’1x12’ (3.68x3.65) fitted cupboard with hanging rail and cupboard over, radiator, distant sea view.

Bedroom 3: 9’6”x7’2 (2.93x2.19) sea views, radiator.

Bathroom: white suite comprising panelled bath with shower over, vanity hand basin and wc, extractor fan, towel radiator.

OUTSIDE

Garage No 3 in block to rear of the building, permit parking, mainly lawned communal gardens to the front and west side.

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.

