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BIRDS

ESTATE AGENTS

ESTABLISHED 36 YEARS

62 Westgate
Hunstanton
Norfolk
PE36 5EL



FLAT 2 3 SEAGATE
HUNSTANTON
PE36 5BE

To Let: £900 pcm
unfurnished



A good size first and second floor flat close to the sea-front and convenient for town centre and amenities.

GROUND FLOOR ENTRANCE HALL •
FIRST FLOOR LANDING • SITTING ROOM • KITCHEN/DINER • BATHROOM •
UTILITY ROOM •
SECOND FLOOR LANDING • 2 DOUBLE BEDROOM • 2 SINGLE BEDROOMS
OUTSIDE: Enclosed Garden.

SERVICES: GAS, ELECTRIC & WATER
COUNCIL TAX BAND: 'B' (£1827.49 2025/26)

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



TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Seagate is an attractive paved walk-way leading to the sea-front promenade and beach which is only a few meters away.

The town centre shops, supermarkets, schools are all a short walk, the property is a substantial Victorian property converted into 2 self contained flats some years ago. The accommodation is arranged over three floors with views to the sea from some rooms, it has the benefit of gas central heating and double glazing.

GROUND FLOOR

Entrance Hall: staircase to first floor.

FIRST FLOOR

Landing: radiator, central heating thermostat, stairs to second floor.

Sitting Room: 14'x11'8" (4.26x3.50)

wood surround fireplace and coal effect gas fire, radiator.

Kitchen/Diner: 14'x11'6" (4.26x3.50)

fitted with a range of base and wall units, space for electric cooker, extractor, plumbing for dishwasher, radiator.

Utility: 6'8"x6'1" (2.03x1.85)

gas combi boiler, plumbing for washing machine, radiator, airing cupboard.

Bathroom: 8'7"x6'8" (2.44x1.82)

panelled bath with electric shower over, hand basin, wc, radiator.

SECOND FLOOR

Bedroom 1: 14'5"x11'10" (4.39x3.60) radiator, sea views.

Bedroom 2: 14'5"x11'9" (4.39x3.58) radiator.

Bedroom 3: 8'6"x6'10" (2.59x2.08) radiator sea views.

Bedroom 4: 8'6"x6'10" (2.59x2.08) radiator.

OUTSIDE

Bin store. path to rear fenced garden. Shed.

There is car parking nearby in Seagate Road or Council car park, a permit is available from KL&WNBC

PRINCIPLE TERMS OF LETTING

1. The property is available on a six monthly Assured Shorthold Tenancy at a rental of £900 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. Not suitable for pets.