

email: jill@birdsestateagents.co.uk



tel: 01485 534560

BIRDS

ESTATE AGENTS

ESTABLISHED 36 YEARS

62 Westgate
Hunstanton
Norfolk
PE36 5EL



2 EASTWOOD LODGE
13 AUSTIN STREET
HUNSTANTON
PE36 6AJ

Guide Price: £150,000

leasehold share of freehold available



General View

A two bedroom ground floor apartment with a small south-facing garden and off-road parking in a convenient location not far from the town centre and sea-front.

ENTRANCE LOBBY • HALLWAY • GALLEY KITCHEN • LOUNGE/DINER with multi fuel stove • BATHROOM • TWO BEDROOMS •
OUTSIDE: Enclosed Secluded Rear Garden & Patio. Car Parking to the rear.

SERVICES: All mains connected.
COUNCIL TAX BAND: 'B' (£1827.49 2025/26)

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

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Eastwood Lodge is a detached Edwardian residence divided many years ago into four self-contained apartments. It is situated on a popular residential street leading from the A149 coast road, a short walk from the town centre and sea-front.

Apartment 2 is at the rear of the building and is privately entranced, comprising:-

Entrance Lobby: radiator.

Hallway: radiator.

Galley Kitchen: 14'9"x6'11" max (4.49x2.10) base and wall units, plumbing for washing machine, 'Diplomat' gas hob and electric oven, 'Worcester 24CDi' wall mounted combination boiler.

Lounge/Diner: 17'6"x12'11" (5.33x3.93) door to outside, radiator, fireplace recess & multi fuel stove.

Inner Hallway

Bedroom 2: 9'6"x8'4" (2.89x2.54) radiator.

Bathroom: 6'2"x9'5" (1.87x2.87) white suite comprising panelled bath with 'Aura' shower over, radiator, pedestal hand basin and wc, shelved cupboard.

Bedroom 1: 12'11"x8'5" (3.91x2.56) radiator.

OUTSIDE

Rear garden & secluded patio area

Parking area to the rear approached over a driveway to the side.

TENURE

Leasehold for a term of 150 years from 1st May 2023.

Ground Rent £260 pa.

Service Charge and Insurance 26% of costs.



Floor Plan
for Identification Purposes Only
Not to Scale

