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# BIRDS

## ESTATE AGENTS

ESTABLISHED 36 YEARS

62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL



21 LEASIDE  
HEACHAM  
PE31 7TQ

To Let: £850 pcm



A 2 bedroom semi-detached property  
located at the end of a cul-de-sac in this popular village.

ENTRANCE LOBBY • LOUNGE • KITCHEN/DINER  
FIRST FLOOR  
2 BEDROOMS • BATHROOM •

OUTSIDE: Low maintenance shingled front garden, Carport, rear garden.

SERVICES: Mains Gas, Electric and Water  
COUNCIL TAX BAND: 'B' (£1814.86 2025/26)

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



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

21 Leaside is a 2 bedroom semi-detached property located a short walk from the sea front promenade and local amenities.

Heacham is a popular village with a variety of shops, schools and a good bus service to Hunstanton and Kings Lynn.

## GROUND FLOOR

### Entrance Lobby:

radiator, stairs to first floor.

### Lounge: 14'1"x12'3" (4.27x3.75)

bay window, radiator, double doors to..

### Kitchen/Diner: 14'1"x9'4" (4.27x2.85)

fitted with a range of base and wall units, electric oven, hob with extractor over, gas boiler, plumbing for washing machine, radiator, patio doors to rear garden.

## FIRST FLOOR

### Bedroom 1: 10'7"x10'4" (3.27x3.16)

cupboard with radiator, radiator.

### Bedroom 2: 9'6"x8'3" (2.93x2.53)

Velux window, radiator.

### Bathroom

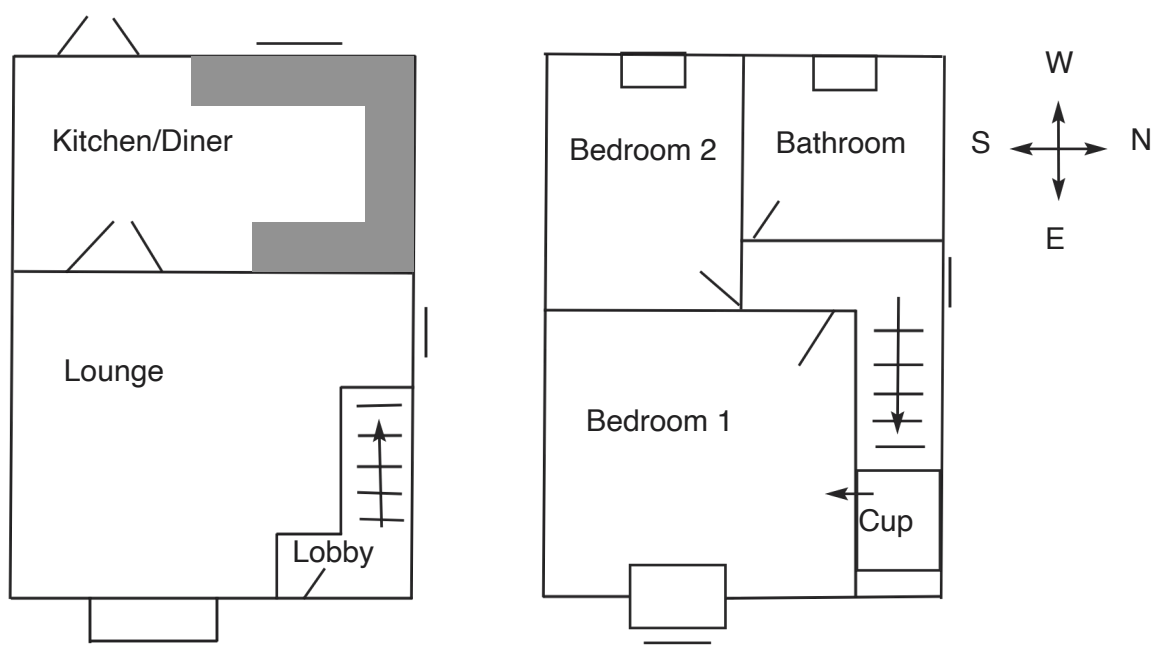
white suite comprising panelled bath with shower over, hand basin, wc, towel radiator, Velux window..

## OUTSIDE

Low maintenance shingled front garden with drive leading to Carport, side gate to rear garden with patio, small lawn, shrubs, 2 small sheds.



Floor Plan  
for Identification Purposes Only  
Not to Scale



**PRINCIPLE TERMS OF LETTING**

1. The property is available on a six monthly Assured Shorthold Tenancy at a rental of £850 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.