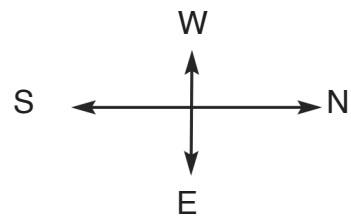
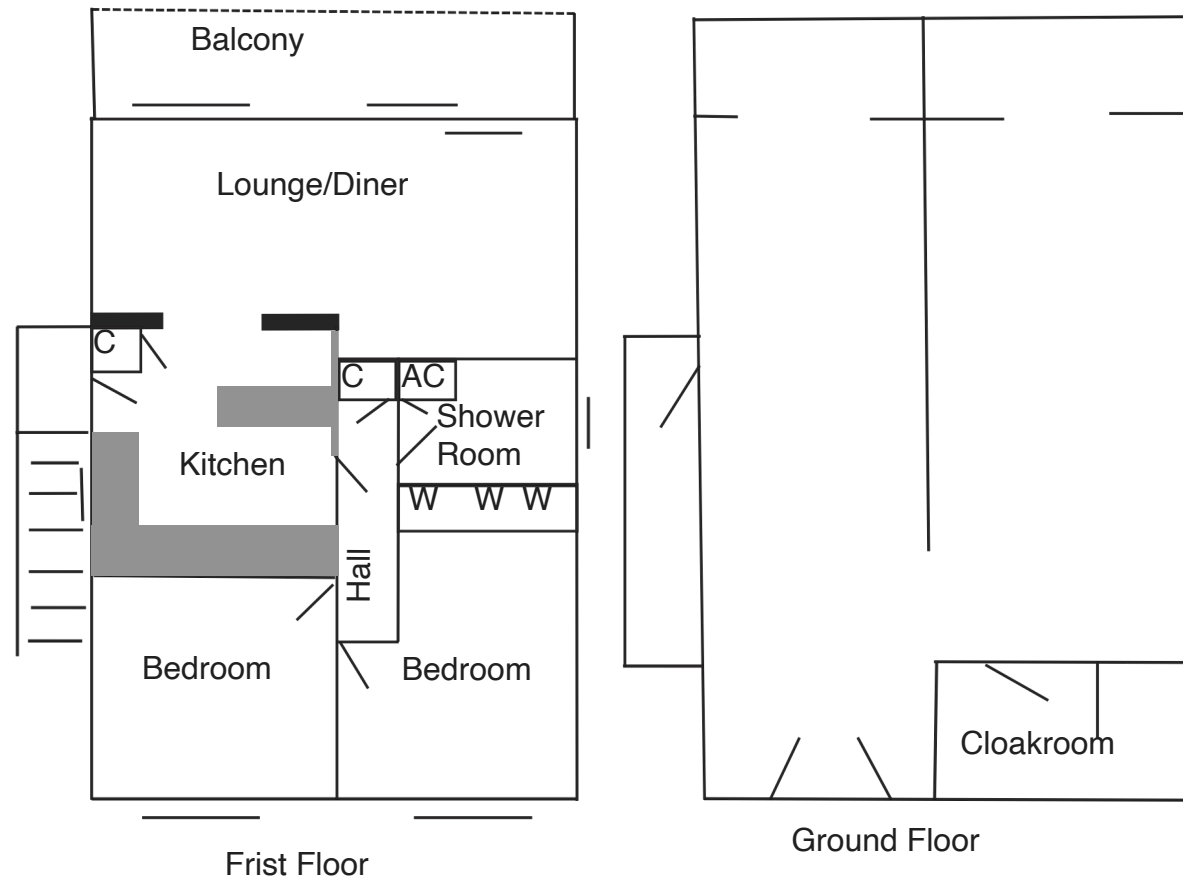


Floor Plan  
for Identification Purposes Only  
Not to Scale



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.  
**THE PROPERTY MISDESCRIPTIONS ACT: 1991** – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.

email: [jill@birdsestateagents.co.uk](mailto:jill@birdsestateagents.co.uk)



# BIRDS

## ESTATE AGENTS

ESTABLISHED 36 YEARS



62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL

tel: 01485 534560

WESTERLY VIEW  
60A NORTH BEACH  
HEACHAM  
PE31 7LJ

Offers Over: £400,000

freehold  
vacant possession upon completion



**A unique opportunity to purchase a holiday home in this desirable location just back from the promenade with amazing sea views.**

FIRST FLOOR

BREAKFAST KITCHEN. • LOUNGE/DINER • BALCONY. • SHOWER ROOM. • TWO DOUBLE BEDROOMS. •

GROUND FLOOR

STORAGE/WORKSHOP. • CLOAKROOM. •

OUTSIDE

LARGE SHINGLED PARKING AREA. • PATIO TO REAR. • LAWN & PATIO TO FRONT. •

SERVICES: Mains electric & water, septic tank.

COUNCIL TAX BAND: 'C'

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Westerly View is a detached property with stunning sea views across the Wash, with amazing sunsets. It is located on the Borders of Heacham and Hunstanton a short distance away along the promenade or the rear unadopted road,.

The property has been with the same family for many years with the current house being constructed in the early 1990's and comprises:

### FIRST FLOOR

Concrete steps to porch with security gate and door to..

**Breakfast Kitchen: 11'8"x10'3" (3.597x3.158)** fitted with a range of base and wall units, work tops, tiled splashbacks, stainless steel sink unit, space for electric cooker with extractor over, breakfast bar, cloaks cupboard, storage heater. Arch to..

**Lounge/Diner: 20'5"x12'2" (6.268x3.718)** SEA VIEWS, storage heater, patio doors to full width balcony.

**Hall:** storage cupboard with hanging rail.

**Shower Room:** shower cubicle with power shower, hand basin, wc, extractor fan, heat light, airing cupboard.

**Bedroom: 10'4"x9'2" (3.158x2.815)** far reaching rural views to the rear.

**Bedroom: 11'8"x9'8" (3.613x3.003)** fitted wardrobes, and rural views.

### GROUND FLOOR

Double metal doors at the rear into workshop/storage area **40'x20'5" (12.055x6.255)** divided by breeze block walls into several rooms and could be suitable for various uses.

**Large Cloakroom** with wc, hand basin, bidet, water softener, shelving, space for shower cubicle.

### OUTSIDE

Rear access road from Hunstanton and Heacham, metal gate leads to shingled parking area for several vehicles, paved patio, lawn. Side access to front of property with low maintenance shingled are, lawn, raised seating area and steps.

### DIRECTIONS

From Hunstanton go along South Beach Road to the end and this leads to North Beach Heacham, the property is located a short way along on the right hand side. From Heacham North Beach take the unadopted road behind the beach towards Hunstanton and the property can be found approx. 1 mile on the left hand side.

**Please note that due to planing regulations this property has April to October occupation.**

