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BIRDS

ESTATE AGENTS

ESTABLISHED 35 YEARS

62 Westgate
Hunstanton
Norfolk
PE36 5EL



FLAT B CONGDEN COURT
6 CLIFF PARADE
HUNSTANTON
PE36 6DX

To Let: £695 pcm
unfurnished



**A LOWER GROUND FLOOR FLAT ON THE SEA FRONT WITH
REAR ENCLOSED PATIO AND CAR PARKING SPACE**

SITTING/DINING ROOM • KITCHEN •
• DOUBLE BEDROOM • SHOWER ROOM •

OUTSIDE: Enclosed rear patio, parking.

SERVICES: All mains services.
COUNCIL TAX BAND: 'A' (£1566.41 2025/26)
* **GAS CENTRAL HEATING** * **DOUBLE GLAZING** *



TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Congden Court is a Victorian property located on the sea-front and divided into 9 self-contained flats flat B is located on the lower ground floor with access from the front and rear. It is within walking distance of the town centre and amenities, promenade and beach and comprises:

Front access: steps down to flats A and B, communal hall with electric meters, built-in store cupboard, private entrance to flat B.

Sitting/Dining Room: 21' max x14'7" (6.40x4.47)

bay window to front with sea view, ornamental fireplace, radiator.

Kitchen: 7'9"x7'3" (2.36x2.21)

fitted with base and wall units, stainless steel sink unit, electric cooker with extractor over, door for rear access.

Double Bedroom: 13'9"x10' (4.19x3.04)

built-in shelved cupboard and cupboard containing gas boiler, cupboard with space and plumbing for washing machine and tumble dryer, window storage box.

Shower Room: 5'9"x5'9" (1.75x1.75)

large shower cubicle, hand basin, wc, radiator, extractor fan.

OUTSIDE

small front sitting area, rear access via residents car park, steps down and gate leading to private walled patio garden.

PRINCIPLE TERMS OF LETTING

1. The property is available on a six monthly Assured Shorthold Tenancy at a rental of £695 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. No pets allowed by Congden Court lease.

Floor Plan
for Identification Purposes Only
Not to Scale

