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Offers In Excess Of £200,000 Leasehold



Flat 1 Victoria House, 17 Cliff Terrace, Hunstanton, PE36 6DY

NO ONWARD CHAIN - A ground floor flat situated within a former Victorian House offering accommodation including: Living Room, Kitchen/Diner, Inner Hall, Two Bedrooms, Bathroom and Cellar. The property which benefits from UPVC double glazing and gas central heating has an allocated parking space to the rear along with a communal garden area to the front and a communal entrance hall.

The property is situated just a short walk to the town centre of the popular coastal town of Hunstanton. The town has a wide range of facilities including a variety of small shops, supermarkets, doctor surgery, church and leisure facilities. There are local bus services to nearby villages and regular services to the town of King's Lynn which offers a wider range of shopping facilities together with a direct rail link London.

For further details and viewing arrangements in respect of the property, please contact our **DERSINGHAM OFFICE** office of Geoffrey Collings & Co.

COMMUNAL ENTRANCE HALL

Comprising meter cupboards and two entrance doors to the flat.

LIVING ROOM

14'11" max opening to 18'10" max x 14'1" max (4.55 max opening to 5.74 max x 4.29 max)

Skimmed ceiling with moulded coving, power points, television point, telephone socket, double radiator. Large bay window to front with UPVC double glazed windows, feature fireplace and hearth with inset living flame effect electric fire. Door to:-

KITCHEN/DINER

13'6" max x 11'8" (4.11 max x 3.56)

Skimmed ceiling with moulded coving, tiled floor, power points, wall extractor, single radiator, UPVC double glazed window to rear. Range of matching wall and base units with round edged work surfaces over, tiled splash backs, one & a half bowl stainless steel sink unit with single drainer and mixer tap over, built in electric oven, built in ceramic hob with stainless steel extractor hood over, built in fridge/freezer, built in washing machine. Door to:-

INNER HALL

Entrance door to communal hallway, skimmed ceiling, vinyl floor covering, power points, single radiator, door to cellar. Doors to:-

BEDROOM ONE

12'0" max x 5'10" min opening to 9'5" max (3.66 max x 1.78 min opening to 2.87 max)

Skimmed ceiling, power points, single radiator, UPVC double glazed window to side.

BEDROOM TWO

8'3" min x 6'10" (2.51 min x 2.08)

Skimmed ceiling, power points, single radiator, UPVC double glazed window to side.

BATHROOM

16'3" max x 4'2" (4.95 max x 1.27)

Skimmed ceiling, ceiling extractor, tiled floor, UPVC double glazed window to rear, heated towel rail, cupboard housing gas fired boiler supplying domestic hot water and radiators. Suite comprising panelled bath with tiled splash back, built in shower cubicle with full height tiled splash back and fitted system mixer shower, pedestal wash hand basin with tiled splash back, low level WC.

CELLAR

9'11" x 8'10" (3.02 x 2.69)

Skimmed ceiling, power points, wall extractor, stairs up to inner hall.

OUTSIDE

FRONT

The building has a low walled frontage with a communal garden area laid mainly to paving with borders containing shrubs and plants. Access to communal entrance door.

REAR

Graveled parking area with 1 allocated space.

DIRECTIONS

From The Green at the centre of Hunstanton and from the roundabout continue along Cliff Parade and take the first right into Cliff Terrace. Victoria house is the last building on the left hand side.

SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX

BAND B - £1683.35 2023/2024

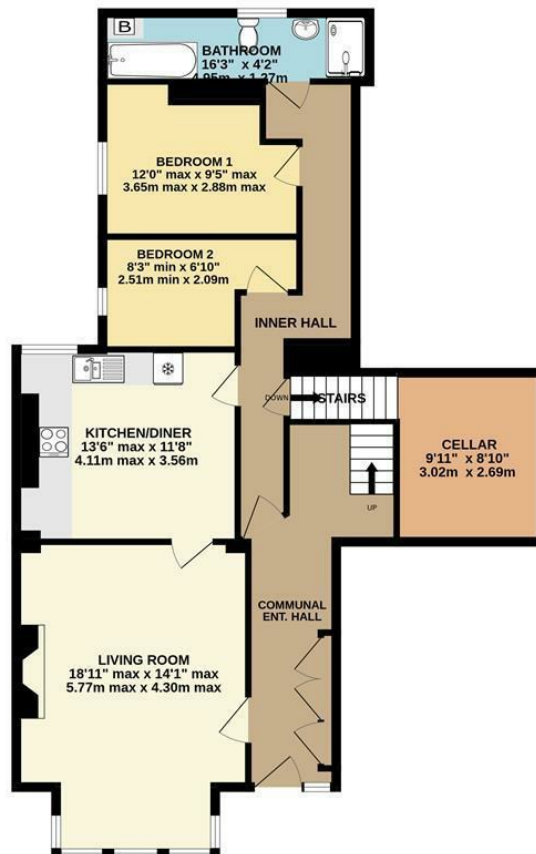
ENERGY PERFORMANCE RATING

EPC - D

LEASEHOLD DETAILS

We understand that the lease is 125 years beginning on 25th March 2004 - 104 years remaining. The Service Charge is £2,100 per annum (January to January). We understand that the property can be sub-let on an Assured Short-hold Tenancy but not for 'Holiday Lets'. We understand that pets can be at the property for a short term but not be there on a full term basis.

GROUND FLOOR





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King's Lynn
Norfolk
PE30 1NN

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Norfolk
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50 Marshland Street
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REFERRAL FEE DISCLOSURE

In compliance with the Consumer Protection from Unfair Trading Regulations 2008, Geoffrey Collings & Co must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector.

As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Geoffrey Collings & Co refer business to both internal departments and external companies, a full disclosure is set out below;

REFERRAL SERVICE PROVIDERS:

Conveyancing

We recommend sellers and/or potential buyers use the services of different solicitors. We receive referral commission per legal completion when a client instructs our recommended solicitors to handle the conveyancing process on their behalf. This is included within the solicitors quote prior to instruction and is not added to the solicitor's fees. There is added value in this service which we will tell you about on request. The same conveyancing cost (or more) would be charged should a client go directly to our recommended solicitors.

Should you decide to use the services of Hawkins Ryan Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of SJP Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of Ward Gethin Archer Solicitors (Heacham) you should know that we would expect to receive a referral fee of £100 including VAT per legal completion for recommending them to you.

Financial Services

We recommend sellers and/or potential buyers use the service of PAB Mortgages. We would expect to receive a referral fee of 20% of their commission from the lender, based on the amount of the mortgage offer.

Surveys

We recommend sellers and/or potential buyers use the services of a few local surveyors, including our own survey department. We have a referral scheme in place with Watsons Surveyors and would expect to receive a referral fee at 10% of their quoted survey charge.

Energy Performance Certificates

We recommend sellers use the services of our energy performance certificate provider who will invoice us directly for his service. Geoffrey Collings and Co will invoice our seller for the full amount with an additional administration fee of £33 including VAT.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission.