

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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A nicely presented mid-terraced, one bedroom, bungalow offering accommodation including; Entrance Hall, Lounge/Diner, Kitchen, Conservatory, Bedroom, Lobby and Shower Room. The property which benefits from UPVC Double Glazing and Gas Central Heating has well maintained gardens to the front and rear, along with off-road parking for one car.

The property is situated in a popular location within the well-served coastal village of Heacham, just 1km to the South Beach. The village offers a range of amenities which include; a variety of local shops, Lidl supermarket, primary and junior schools, pharmacy, hairdressers, doctor's surgery, vets and public houses. There are regular bus services to the nearby towns of Hunstanton and King's Lynn, along with the popular "Coast Hopper" service around the North Norfolk coast. A perfect location for dog walking and access to Wild Ken Hill.

Jennings Close, Heacham, PE31 7SU

Price £180,000 - Freehold

STORM PORCH

With a door to an integral store and front entrance door to:-

ENTRANCE HALL

4' 11" x 2' 9" (1.5m x 0.84m)

Textured and coved ceiling, tiled floor, glazing to Lounge/Diner. Door to:-

LOUNGE/DINER

17' 6" max x 10' 10" max (5.33m max x 3.3m max)

Textured and coved ceiling, power points, television point, telephone socket, single radiator, UPVC double glazed window to front. Doors to inner lobby, bedroom and kitchen

KITCHEN

10' 6" x 8' 2" (3.2m x 2.49m)

Textured and coved ceiling, vinyl floor covering, power points, single radiator, plumbing provision for washing machine, built-in storage cupboard, airing cupboard housing gas fired boiler supplying domestic hot water and radiators, wood window to conservatory. Range of matching wall and base units with round edged work surfaces over, tiled splash backs, composite sink unit with single drainer and mixer tap over, space for cooker, space for fridge freezer. Door to:-

CONSERVATORY

9' 10" max x 7' 7" max (3.00m max x 2.31m max)

UPVC double glazed windows over a brick base, polycarbonate roof, power points. UPVC double glazed door to rear garden

INNER LOBBY

Textured and coved ceiling, access to roof space, single radiator. Door to:-

BEDROOM

10' 6" x 8' 11" (3.2m x 2.72m)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to rear

SHOWER ROOM

5' 11" x 5' 7" (1.8m x 1.7m)

Textured and coved ceiling, vinyl floor covering, single radiator, UPVC double glazed window to rear, part ceramic wall tiling. Suite comprising of 1190mm wide shower cubicle with full height ceramic wall tiling and fitted system mixer shower, pedestal wash hand basin, low level WC .

FRONT GARDEN

Garden laid mainly to gravel with a trellis screen partly across the front boundary along with inset shrubs and plants, paved path to front entrance door and integral store. Around the corner is the carpark where there is an allocated parking space for one car.

REAR GARDEN

An enclosed garden laid partly to artificial grass and partly to paving, small gravel border containing shrubs and plants. Gate giving pedestrian access at the rear to a path which leads through to the parking area.

PARKING

The property has one allocated parking space, in the car park at the end of the terrace.

SERVICES

Main supply services of gas, water, electricity and drainage are understood to be installed to the property. Gas Central Heating. These services and related appliances have not been tested.

COUNCIL TAX

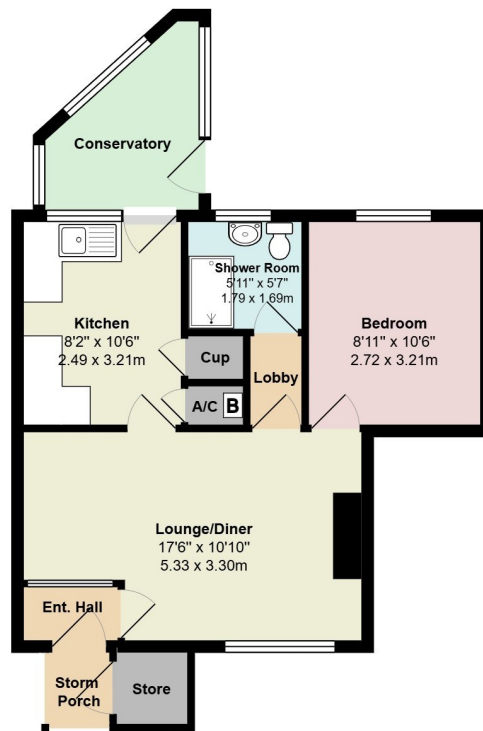
Council Tax Band A = 1555.59 for 2025/26 Borough Council of King's Lynn & West Norfolk.

ENERGY RATING

Energy Performance Certificate (EPC) - Rating D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





Total Area: 510 ft² ... 47.3 m² (excluding store, storm porch)

All measurements are approximate and for display purposes only

Jennings Close Heacham PE31 7SU

Illustration for identification purposes only. Measurements are approximate. Not to scale

Tenure: Freehold. Vacant possession upon completion.

Viewing: Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations: All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

Offer Referencing: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Referral Fees: In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES 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.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

Since 1856

SELLING & LETTING

Town Country Coastal

property in King's Lynn and the coastal & rural villages of North & West Norfolk

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