

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
Heacham,
King's Lynn,
Norfolk, PE31 7EP

01485 524544

Info@landles.co.uk

www.landles.co.uk



A rare opportunity to acquire an individual detached bungalow (circa 1920's), unusually with a veranda across most of the front and side, offering spacious accommodation including: Reception Hall, Living Room, Dining Room, Kitchen, Inner Hall, Utility, WC, Bathroom and Three Double Bedrooms. The property which requires refurbishment throughout, benefits from gas central heating and mostly UPVC double glazing, is set on a good sized plot with gardens to the front and rear, along with off-road parking and a detached large single garage having an adjoining studio/workshop.

The property is situated in the sought after Old Hunstanton area. Hunstanton itself is a traditional Victorian seaside town on the North West Norfolk coastline, well known for being the only West facing town on the East coast providing spectacular sunset vistas across the Wash. The town provides residents with a good array of amenities including supermarkets, independent retailers, cafes, restaurants (a locally renowned Michelin Starred restaurant just around the corner) and theatre to name a few. The broad, sandy beaches of Hunstanton & Old Hunstanton are a particular feature as are the white & red chalk sandstone cliffs.

Hamilton Road, Old Hunstanton, PE36 6JA

Guide Price - £800,000 Freehold

ENTRANCE

The property is accessed via steps up to the large storm porch off the veranda which is integral to the bungalow. The veranda is enclosed by wooden railings and runs around most of the front and side. The Entrance Door leads into a Lobby with a door into:-

RECEPTION HALL

10' 8" x 7' 11" max (3.25m x 2.41m max)

Textured ceiling, power point, telephone socket, double radiator, brick arched opening to Inner Hall. Door to:-

LIVING ROOM

16' 11" x 13' 11" max (5.16m x 4.24m max)

A double aspect room with UPVC double glazed window to the side and white aluminium double glazed sliding door to the veranda at the front. Textured ceiling, power points, telephone socket, two double radiators, open fire place set in a brick surround and tiled hearth. Brick arched opening to:-

DINING ROOM

15' 0" x 10' 7" min (4.57m x 3.23m min)

A double aspect room with UPVC double glazed windows to the front and side along with a white aluminium double glazed door to the side. Textured and coved ceiling, power points, fan assisted radiator, brick integral breakfast bar with tiled surface and back opening to the Kitchen, low level cupboard housing gas fired boiler supplying domestic hot water and radiators. Opening through to:-

KITCHEN

13' 2" min x 7' 5" (4.01m min x 2.26m)

Textured and coved ceiling, power points, telephone socket, airing cupboard housing hot water cylinder, UPVC double glazed window to side. Range of matching wall and base units with round edged work-surfaces over, twin bowl sink unit with mixer tap over, built-in electric double oven, built-in ceramic hob with cooker hood over. Glazed panelled door to:-

INNER HALL

Textured ceiling, access to roof space, power points, double radiator. Doors to:-

UTILITY ROOM

11' 4" x 6' 10" min (3.45m x 2.08m min)

Power points, double radiator, UPVC double glazed window to side, Built-in cupboard, former cast iron fireplace, range of matching wall and base units with round edged work-surfaces over, stainless steel sink unit with single drainer and mixer tap over, plumbing for washing machine.

CLOAKROOM

7' 11" x 2' 10" (2.41m x 0.86m)

Textured ceiling, UPVC double glazed window to side, double radiator, low level WC, wash-hand basin with tiled splash-back.

BATHROOM

11' 1" x 6' 3" (3.38m x 1.91m)

Textured and coved ceiling, part pine wall panelling, UPVC double glazed window to side, single radiator, electric wall heater, chrome heated towel rail. Suite comprising; corner bath, corner quadrant shower cubicle with composite back-splash and fit electric shower, pedestal wash basin, low level WC.

BEDROOM ONE

15' 6" max x 11' 9" min (4.72m max x 3.58m min)

(max room measurements excluding fitted wardrobes). Textured ceiling, power points, two double radiators, built-in cupboard, fitted wardrobes, wash basin with tiled splash-back, UPVC double glazed sliding door giving views and access to rear garden.

BEDROOM TWO

15' 10" min x 13' 5" min (4.83m min x 4.09m min)

(max room measurement excluding fitted wardrobes). A double aspect room with UPVC double glazed bay windows to the side and rear, power points, three double radiators, fitted wardrobes, alcove with low level WC, vanity unit with inset wash basin and cupboard under.

BEDROOM THREE

12' 11" x 11' 0" max (3.94m x 3.35m max)

Skimmed ceiling, power points, double radiator, UPVC double glazed window to side, cast iron former fireplace.

OUTSIDE

FRONT

The property has a low walled frontage with a garden beyond laid mainly to lawn with borders containing mature shrubs and plants. Gravelled driveway with a border at the left containing mature shrubs. The driveway leads down the left side of the property to the rear. At the right side of the bungalow is a gravelled area with outside tap and steps to the dining room door.

REAR

The gravelled driveway leads round from the front to car-standing which in turn gives access to the garage and workshop/studio. The garden is laid mainly to lawn with borders containing mature shrubs and plants along with mature fruit trees. Timber summerhouse.

GARAGE

16' 7" x 14' 10" (5.05m x 4.52m)

Up and over power door, power and lighting, water tap, window to adjoining workshop/studio.

WORKSHOP/STUDIO

16' 5" x 9' 11" (5m x 3.02m)

Wood flooring, power and lighting, UPVC double glazed window to side, lean-to greenhouse on the front. (please note the internal walls are lined with asbestos sheeting)

DIRECTIONS

From the Redgate Hill roundabout continue straight ahead on the A149. Continue through Hunstanton until reaching a sharp right-hand bend in Old Hunstanton, passing Golf Course Road on this bend. Take the second left into Hamilton Road and the property will be found further along on the right-hand side.

SERVICES

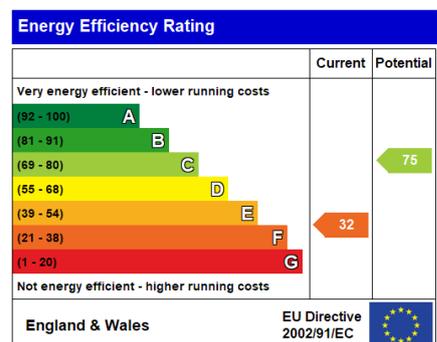
Mains Electricity. Mains Gas. Mains Water. Mains Drainage. Gas Central Heating. These services and related appliances have not been tested.

COUNCIL TAX

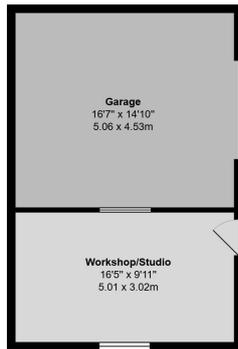
BAND F - £3,370.98 for 2025/26 - Borough Council of King's Lynn and West Norfolk.

ENERGY PERFORMANCE CERTIFICATE

EPC - BAND F







Hamilton Road, Hunstanton, Norfolk, PE36 6JA

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

KING'S LYNN OFFICE:

Blackfriars Chambers, Blackfriars Street, King's Lynn PE30 1NY

t: 01553 772816

COASTAL OFFICE:

32 High Street, Heacham, Norfolk PE31 7EP

t: 01485 524544

e: info@landles.co.uk

www.landles.co.uk