

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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A mature detached bungalow offering accommodation including; Entrance Porch, Entrance Hall, Kitchen/Diner, Conservatory, Living Room, Two Double Bedrooms and Bathroom. The property which requires a schedule of updating, benefits from UPVC double glazing and gas central heating, along with off-road parking, a single garage and gardens to the front and rear.

The property is situated in a popular location within the well-served coastal village of Heacham, just three quarters of a mile from the South Beach. The village offers a range of amenities which include; a variety of local shops, Lidl supermarket, primary and junior schools, pharmacy, 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, access to the beach and "Wild Ken Hill"

Gymkhana Way, Heacham, Norfolk, PE31 7ST

Price - £275,000 Freehold

FRONT ENTRANCE DOOR TO:-

ENTRANCE PORCH

Tiled floor, window to side, glazed panelled door to:-

ENTRANCE HALL

Textured and coved ceiling, access to roof space, power point, single radiator, airing cupboard housing gas fired boiler supplying domestic hot water and radiators. Doors to Bedrooms, Bathroom and Living Room.

BEDROOM ONE

10' 6" min x 10' 2" (3.2m min x 3.1m)

Textured and coved ceiling, power points, television point, single radiator, UPVC double glazed window to front, full width fitted wardrobes.

BEDROOM TWO

11' 1" x 10' 2" (3.38m x 3.1m)

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

BATHROOM

7' 11" x 5' 6" (2.41m x 1.68m)

Textured and coved ceiling, UPVC double glazed window to rear, single radiator; Suite comprising; panelled bath with full height tiled splash-back and fitted system mixer shower over, pedestal wash hand basin with tiled splash-back, low level WC.

LIVING ROOM

16' 11" max x 12' 1" max (5.16m max x 3.68m max)

Textured and coved ceiling, power points, television point, telephone socket, single radiator, UPVC double glazed window to front. Glazed double doors to:-

KITCHEN/DINER

19' 9" max x 6' 6" min opening to 11' 1" (6.02m max x 1.98m min opening to 3.38m)

Textured and coved ceiling, tiled floor, power points, telephone socket, single radiator, UPVC double glazed window to rear, plumbing provision for washing machine. Range of matching wall and base units with round edged work surfaces over, tiled splash-backs, two tallboy units, stainless sink unit with double drainer and mixer tap over, space for cooker, space for fridge freezer, personnel door to garage. Double glazed brown aluminium sliding door to:-

CONSERVATORY

9' 5" x 7' 10" (2.87m x 2.39m)

UPVC double glazing over a brick base, poly-carbonate roof, power point, UPVC double glazed sliding door to rear garden.

OUTSIDE

FRONT

Garden laid mainly to lawn with inset tree and borders containing mature shrubs and plants. Paved path to front entrance porch. Driveway at the side supplying car standing and giving access to the garage. Gate at the left side giving pedestrian access to the rear.

GARAGE

16' 11" x 9' 0" (5.16m x 2.74m)

Up and over door, Power and lighting, textured ceiling, access to roof space, personnel door to kitchen/diner.

REAR

Paved patio off the rear of the bungalow and around the conservatory which leads onto the enclosed garden laid mainly to gravel with borders containing mature shrubs and plants along with further inset shrubs.

SERVICES

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

COUNCIL TAX

Band D - £2333.39 for 2025/26. Borough Council of King's Lynn & West Norfolk

ENERGY PERFORMANCE RATING

EPC Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Total Area: 856 ft² ... 79.6 m² (excluding garage)
All measurements are approximate and for display purposes only

Gymkhana Way, Heacham, King's Lynn, Norfolk, PE31 7ST

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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