

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 well presented, period End Terrace House offering spacious accommodation including; Entrance Hall, Living Room, Dining Room, Conservatory, Kitchen/Breakfast Room and Shower Room to the ground floor, along with Landing, Four Bedrooms, Bathroom and Separate WC to the first floor. The property which benefits from UPVC double glazing and gas central heating, has gardens the front & rear (west facing rear) and is just a 360m walk to the beach.

The property is situated in the popular traditional Victorian seaside town of Hunstanton 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 and theatre to name a few. The broad, sandy beaches of Hunstanton & Old Hunstanton are a particular feature as are the white chalk and sandstone cliffs.

Hill Street, Hunstanton, Norfolk, PE36 5BS

Price - £300,000 Freehold

STORM PORCH WITH COMPOSITE FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Skimmed and coved ceiling, original chequer tied floor, power points, single radiator, stairs to first floor landing, under stairs cupboard. Doors to; shower room, kitchen/breakfast, living room and dining room.

SHOWER ROOM

9' 6" max x 2' 8" (2.9m max x 0.81m)

Wall extractor, heated towel rail, built-in shower cubicle with full height ceramic wall tiling and fitted electric shower, wash hand basin with tiled splash-back, low level WC, glass block light to kitchen/breakfast.

LIVING ROOM

15' 7" max into bay x 12' 5" max (4.75m max into bay x 3.78m max)

Papered and coved ceiling, oak flooring, power points, telephone socket, double radiator, UPVC double glazed bay window to front, fireplace recess with inset wood burner set on a stone hearth. Glazed panelled door to:-

DINING ROOM

9' 4" min opening to 10' 6" max x 9' 7" (2.84m min opening to 3.2m max x 2.92m)

Skimmed ceiling, oak flooring, power points, single radiator, fitted shelving in recess to the side of chimney breast, door to entrance hall. UPVC double glazed double doors to:-

CONSERVATORY

10' 2" x 8' 1" (3.1m x 2.46m)

UPVC double glazing, polycarbonate roof, tiled floor, window to kitchen/breakfast, power points, plumbing provision for washing machine and dishwasher, wood block work surface with drawers under. UPVC double glazed double doors to rear.

KITCHEN/BREAKFAST ROOM

16' 10" min x 9' 11" max (5.13m min x 3.02m max)

Skimmed ceiling, access to roof space, spotlight rails, oak flooring, window to conservatory, UPVC double glazed window to side, vertical radiator, power points, double radiator, UPVC double glazed double doors to rear. Range of matching wall and base units with composite work surfaces over, tiled splash-backs, inset sink unit with worktop cut drainer, built-in electric oven, built-in ceramic hob with black glass extractor hood over, built-in fridge.

FIRST FLOOR LANDING

Skimmed ceiling, double glazed light to roof space, power points, single radiator, built-in storage cupboard. Doors to bedrooms, bathroom and separate WC.

BEDROOM ONE

12' 0" max x 11' 11" (3.66m max x 3.63m)

Power points, single radiator, UPVC double glazed window to front.

BEDROOM TWO

10' 6" max x 9' 8" (3.2m max x 2.95m)

Skimmed ceiling, access with pull-down ladder to roof space, power points, single radiator, feature cast iron former fireplace, UPVC double glazed window to rear.

BEDROOM THREE

12' 0" max x 7' 6" max (3.66m max x 2.29m max)

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

BEDROOM FOUR

10' 0" x 7' 2" (3.05m x 2.18m)

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

BATHROOM**10' 5" x 3' 4" (3.18m x 1.02m)**

Skimmed ceiling, tiled floor, radiator with towel rail, UPVC double glazed window to rear, glazed light to landing, part ceramic wall tiling. Suite comprising; wood panelled bath, pedestal wash hand basin.

SEPARATE WC**5' 8" x 3' 4" (1.73m x 1.02m)**

Skimmed ceiling, engineered wood flooring, UPVC double glazed window to side, wash hand basin with tiled splash-back, low level WC

OUTSIDE**FRONT**

The property has a low walled frontage with a garden area beyond containing mature shrubs and plants. Gate to chequer tiled path to front entrance door.

REAR

An enclosed, west facing, garden laid to paving and borders containing mature shrubs and plants. Timber decking patio area off the rear of the kitchen/breakfast, log store. Gate at the side giving pedestrian access to the front.

DIRECTIONS

Enter Hunstanton on the A149 and at the crossroads by Smithdon High School, turn left into Park Road. Continue straight over at the "T" junction again into Park Road. Take the third turning left into Hill Street 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 C - £2088.54 for 2025/26. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING

EPC Band - TBA

EPC GRAPH TO FOLLOW







Total Area: 1245 ft² ... 115.6 m²
 All measurements are approximate and for display purposes only

Hill Street, Hunstanton, Norfolk, PE36 5BS

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