

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



****NO ONWARD CHAIN**** A ground floor flat situated in a purpose built development made up of similar properties and offers accommodation including; Entrance Hall, Lounge/Diner, Kitchen, Two Double Bedrooms and Shower Room. The property which benefits from double glazing and electric heating has an en-bloc garage, communal parking and well-maintained communal gardens.

The property is situated on the edge of the popular Victorian coastal 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.

Redgate Heights, Hunstanton, Norfolk, PE36 5EA

Price - £175,000 Leasehold

COMPOSITE ENTRANCE DOOR TO:-

ENTRANCE HALL

Skimmed and coved ceiling, power points, telephone socket, thermostatic electric heater, airing cupboard housing hot water cylinder. Doors to; Lounge/Diner, Bedrooms and Shower Room.

LOUNGE/DINER

14' 2" max x 12' 7" max (4.32m max x 3.84m max)

Skimmed and coved ceiling, power points, television point, two thermostatic electric heaters, double glazed aluminium sliding door to patio and communal gardens at the rear. Door to:-

KITCHEN

10' 0" x 8' 2" (3.05m x 2.49m)

Skimmed and coved ceiling, laminate flooring, power points, double glazed aluminium windows to the side and rear, range of matching wall and base units with round edged work surfaces over, tiled splash-backs, one and a half bowl sink unit with single drainer and mixer tap over, plumbing for washing machine, built-in electric double oven, built-in ceramic hob with cooker hood set in a pull-out canopy over, built-in fridge.

BEDROOM ONE

10' 5" x 10' 5" min (3.18m x 3.18m min)

Skimmed and coved ceiling, power points, electric wall heater, double glazed aluminium window to front, built-in wardrobe.

BEDROOM TWO

10' 4" min x 10' 3" (3.15m min x 3.12m)

Skimmed and coved ceiling, power points, electric wall heater, double glazed aluminium window to front, built-in wardrobe.

SHOWER ROOM

7' 5" max x 6' 5" max (2.26m max x 1.96m max)

Skimmed and coved ceiling, vinyl floor covering, wall extractor, light/shaver socket, chrome heated towel rail, double glazed aluminium window to side. 1640mm wide shower cubicle with full height tiled surround and fitted system mixer shower, pedestal wash hand basin with tiled splash-back, low level WC with tiled splash-back.

OUTSIDE

The property is situated in a purpose built development having well maintained communal gardens and parking. The property also benefits from an en-bloc garage.

DIRECTIONS

From the traffic lights at Norfolk Lavender, Heacham, proceed along the A149 towards Hunstanton. Continue straight ahead at the roundabout and at the next roundabout at the top of the hill again continue straight ahead again on the A149. Take the first left into Redgate Heights and then turn right into the development. The property will be found in the block at the bottom left of the development.

SERVICES

Mains Electricity, Mains Water, Mains Drainage. 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

LEASE INFORMATION

Term: 125 Years from 17/11/1993

Years Remaining: 93 Years

Service Charge: £1,000 for 2025

Ground Rent: £280 for 2025

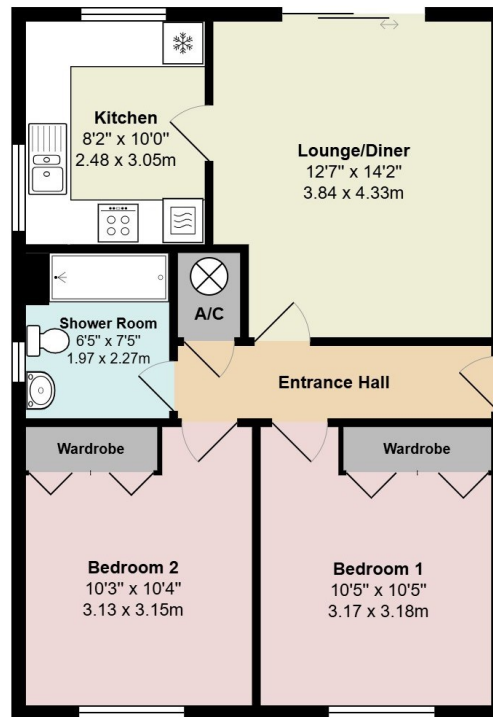
Management Company: Redgate Heights
Management (Hunstanton) Ltd

ENERGY PERFORMANCE RATING

EPC - Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





Total Area: 645 ft² ... 60.0 m²

All measurements are approximate and for display purposes only

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

Tenure: Leasehold. 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