

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
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A beautifully presented Chalet style Semi-Detached House offering accommodation including; Entrance Porch, Lounge/Dining Room, Kitchen/Breakfast and Conservatory to the ground floor, along with Landing, Three Double Bedrooms and Bathroom to the first floor. The property which has been refurbished throughout, over the last two years, benefits from UPVC double glazing (new front & rear doors fitted on 12th January 2026) and gas central heating (new boiler in 2024), along with ample off-road parking and well maintained gardens to the front and rear.

The property is situated in a popular location, within the well-served coastal village of Heacham and just a 500m walk to the North 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"

Jubilee Road, Heacham, Norfolk, PE31 7AS

Price - Offers In Excess Of £350,000 Freehold

NEW COMPOSITE FRONT ENTRANCE DOOR TO:-

ENTRANCE PORCH

5' 2" x 3' 1" (1.57m x 0.94m)

Skimmed ceiling, "Coya" mat flooring, shoe shelving, coat hooks. Oak glazed door to:-

LOUNGE/DINING ROOM

18' 11" max x 15' 6" max (5.77m max x 4.72m max)

Skimmed and coved ceiling, "herring bone" patterned engineered oak veneer flooring, two cast iron style radiators, UPVC double glazed "bow" window to front, UPVC double glazed window on the stairs to front, stairs to first floor landing, feature tiled fireplace and hearth with timber mantelpiece, window and double glazed double doors to conservatory. Glazed door to:-

KITCHEN/BREAKFAST

15' 7" max x 8' 8" max (4.75m max x 2.64m max)

Skimmed ceiling with spotlights, "herring bone" patterned engineered oak veneer flooring, bar radiator, UPVC double glazed window to front, plumbing provision for washing machine and dishwasher, built-in storage cupboard, power points. Range of wall and base units with wood block work surfaces over, tiled splash-backs, breakfast bar, one and a half bowl ceramic sink unit with single drainer and mixer tap over, wall mounted gas fired boiler supplying domestic hot water and radiators, built-in electric double oven, built-in ceramic hob with stainless steel extractor hood over. New UPVC double glazed door to rear (fitted 12th January 2026).

CONSERVATORY

11' 10" x 7' 5" (3.61m x 2.26m)

UPVC double glazing over a brick base, tiled floor, patterned roof panelling, double radiator. UPVC double glazed double doors to rear.

FIRST FLOOR LANDING

Skimmed ceiling with inset spotlights, access to roof space. Doors to:-

BEDROOM ONE

13' 7" x 8' 8" (4.14m x 2.64m)

Skimmed ceiling with inset spotlights, access to roof space, double glazed "Velux" skylight, feature panelled wall, cast iron style radiator, full width built-in wardrobes, power points, fitted bedside wall lights with flexible reading light.

BEDROOM TWO

11' 8" x 9' 7" (3.56m x 2.92m)

(max room measurements excluding sloping ceiling) Skimmed ceiling with inset spotlights, power points, UPVC double glazed window to front, cast iron style radiator. Door with porthole to space capsule (it's a cupboard really - but don't tell the kids).

BEDROOM THREE

9' 7" x 9' 2" max (2.92m x 2.79m max)

Skimmed ceiling with inset spotlights, power points, double glazed "Velux" skylight, cast iron style radiator, feature panelled wall.

BATHROOM

5' 11" x 5' 6" (1.8m x 1.68m)

Skimmed ceiling with inset spotlights, ceiling extractor, UPVC double glazed "Velux" skylight, tiled floor, feature panelled wall. Suite comprising; panelled bath with full height tiled splash-back and fitted system mixer shower with overhead rose, pedestal wash hand basin, low level WC.

OUTSIDE

FRONT

The property is approached via a shared gravelled driveway which gives access to a paved parking area for two cars. The front is laid mainly to brick weave supplying car standing for three cars. Outside tap, gate giving pedestrian access to the rear.

REAR

Low walled paved patio area off the rear of the kitchen and to the side of the conservatory which leads onto an enclosed garden laid mainly to lawn with timber edged gravelled borders and seating area. Brick weave area to the side of the property with a gate to the front.

DIRECTIONS

Leave our High Street office and turn right into Pound Lane. At the T Junction turn left into Station Road and head towards the North Beach. Continue along passing Wilton Road, Marram Way and Leaside on your right and the property will be found a short distance further along on the left.

SERVICES

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

COUNCIL TAX

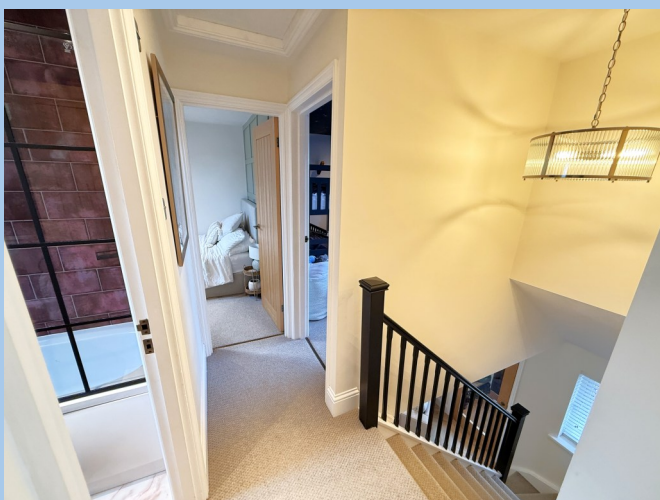
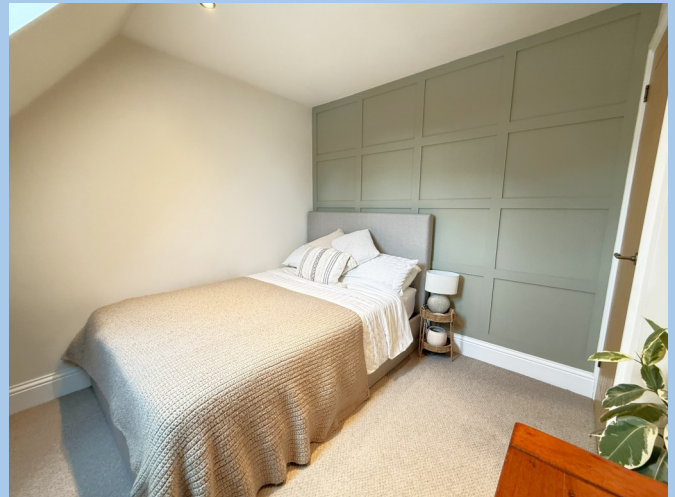
BAND B - £1814.86 for 2025/26. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING

EPC - Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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: 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.

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SELLING & LETTING

Town Country Coastal

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

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