





Elm Cottage Chapel Lane, Hunstanton PE36 5AN



welcome to

Elm Cottage Chapel Lane, Hunstanton

Chain free! A fantastic opportunity to purchase a stunningly presented, three bedroom cottage situated in the heart of Hunstanton, just a short stroll from the seafront & the town centre. The property boasts an open plan lounge/diner, modern kitchen, three spacious bedrooms & family bathroom.













Accommodation:

Double-glazed entrance door to:

Open Plan Lounge/ Diner

11' 9" x 27' 10" (3.58m x 8.48m) Double-glazed windows to the front & rear. Exposed brick fireplace with gas flame fire. Two radiators. Stairs to first floor landing.

Kitchen

10' 9" x 5' 9" (3.28m x 1.75m)

This fitted kitchen includes both wall and base units with work surfaces over, a one and a half bowl sink and drainer unit, a low-level electric oven & a gas hob with integrated cooker hood over. There is also space for an under-counter fridge. Tiled flooring & tiled splashbacks. Double-glazed window to the rear.

Cloakroom

Fitted with WC & wash hand basin.

Utility Room / Boot Room Door to the rear.

First Floor Bedroom Two

11' 9" x 11' 6" ($3.58m\ x\ 3.51m$) Irregular shaped room. Double-glazed window to the front. Radiator. Built-in wardrobe.

Bedroom Three

9' 3" x 9' 4" (2.82m x 2.84m) Double-glazed window. Radiator. Built-in wardrobe.

Bathroom

Fitted with WC, wash hand basin, bidet & bath with mixer taps & shower over. Partly tiled. Airing cupboard. Double-glazed window to the rear.

Second Floor Bedroom One

11' 5" x 18' ($3.48m \times 5.49m$) Double-glazed windows to the front & side. Double-glazed skylight window with sea view. Radiator. Storage space in eaves



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





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Elm Cottage Chapel Lane, Hunstanton

- NO CHAIN/ OPEN TO OFFERS
- Three Spacious bedrooms, Mid Terraced Cottage
- Open Plan, Contemporary Lounge/Diner
- Modern Kitchen
- Fantastic Location Close to Seafront & Town Centre

Tenure: Freehold EPC Rating: E

£260,000



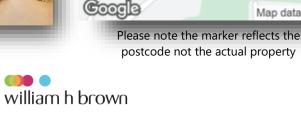


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Property Ref: HUN104011 - 0021 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





01485 534506

B116



hunstanton@williamhbrown.co.uk

muerd

40 Westgate, HUNSTANTON, Norfolk, PE36 5EL

High

S

ringham Rd

Hunstanton Community centre

Westgate

James St

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williamhbrown.co.uk