



Curlew Close, Hunstanton, PE36 5PT

welcome to

Curlew Close, Hunstanton

No chain! A spacious & contemporary two bedroom apartment, located within the sought-after coastal town of Hunstanton, just a short distance from the seafront & town centre. This contemporary home boasts an open plan kitchen/living/dining space, generous bedrooms & en suite, plus off-road parking!



Accommodation:

Entrance door to:

Entrance Hall

Radiator. Two airing cupboards.

Open Plan Kitchen/ Living Area

20' x 9' (6.10m x 2.74m)

Kitchen Area

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a low-level electric oven & a gas hob with stainless steel cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine & a dishwasher. Tiled flooring & tiled splashbacks.

Living / Dining Area

Two double-glazed windows to the front. Two radiators.

Bedroom One

10' 10" max x 16' max (3.30m max x 4.88m max)

Double-glazed windows to the front & side. Radiator.

En Suite

Fitted with WC, pedestal wash hand basin & shower cubicle. Extractor fan. Radiator. Double-glazed window to the side.

Bedroom Two

9' 1" max x 11' 10" max (2.77m max x 3.61m max)

Double-glazed window to the side. Built-in wardrobe housing gas boiler. Radiator.

Bathroom

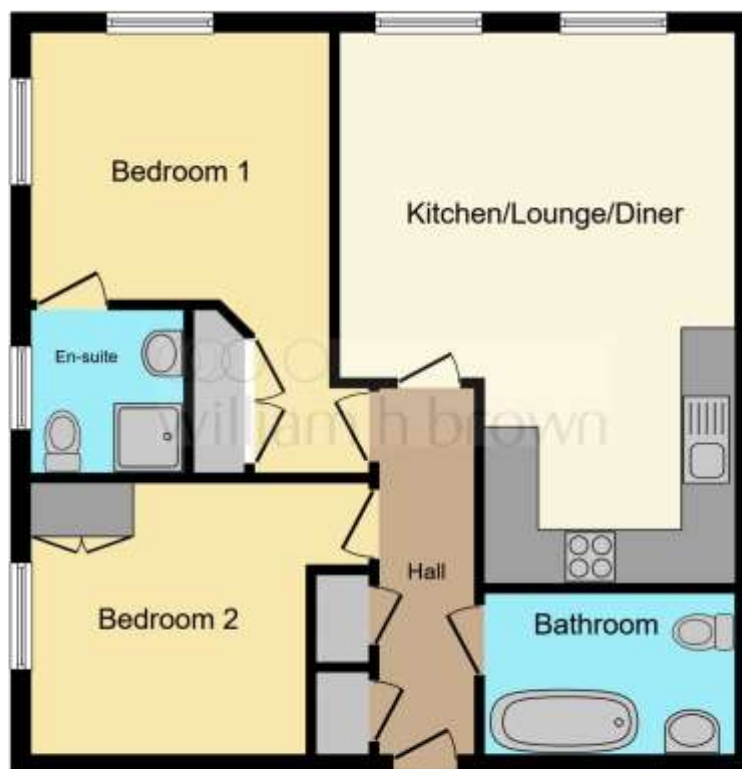
Fitted with WC, pedestal wash hand basin & bath with mixer taps & shower over. Radiator.

Outside

Outside, you will find two allocated parking spaces.

Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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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welcome to

Curlew Close, Hunstanton

- 2 bedroom apartment
- Chain free!
- Open plan kitchen, living & dining area
- En-suite & bathroom
- Two allocated parking spaces

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN106021 - 0005

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.



william h brown



01485 534506



hunstanton@williamhbrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



williamhbrown.co.uk