



**Cliff Terrace, Hunstanton, PE36 6DY**

**welcome to**

**Cliff Terrace, Hunstanton**

Chain free! A fantastic opportunity to purchase this well-presented, two bedroom apartment located within the heart of the sought-after seaside town of Hunstanton. The property offers an open plan kitchen/living space, two generous bedrooms, bathroom & allocated parking.



## Accommodation:

Entrance door to:

## Entrance Hall

Access to stairwell. Radiator.

## Open Plan Kitchen/ Living Area

14' max x 13' max ( 4.27m max x 3.96m max )

## Kitchen Area

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, an electric oven & an electric hob with stainless steel cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine.

## Living Area

Two double-glazed windows to the front offering sea views. Radiator. Television point. Gas combi boiler.

## Bedroom One

8' 1" x 12' 1" ( 2.46m x 3.68m )

Double-glazed window to the front. Radiator.

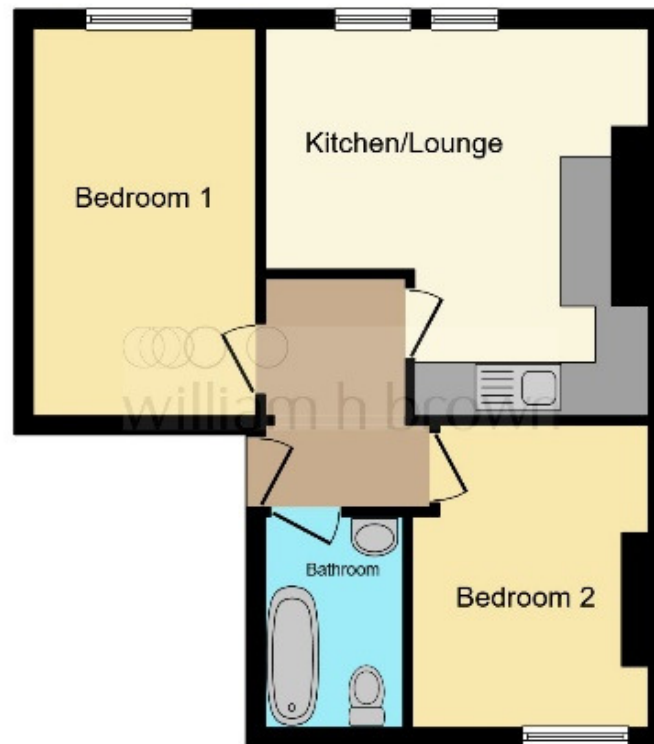
## Bedroom Two

8' max x 11' max ( 2.44m max x 3.35m max )

Double-glazed window to the rear. Radiator.

## Bathroom

Fitted with WC, hand basin & bath with shower over. Heated towel rail & extractor fan.



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

## Cliff Terrace, Hunstanton

- Two bedroom apartment
- CHAIN FREE!
- Allocated parking space
- Sea views!
- Stone's throw from the sea front & town centre

Tenure: Leasehold EPC Rating: C

offers in the region of

**£170,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
HUN106067 - 0003

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**



[hunstanton@williamhbrown.co.uk](mailto:hunstanton@williamhbrown.co.uk)



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



[williamhbrown.co.uk](http://williamhbrown.co.uk)