



Cedar Springs Bankside, Heacham, King's Lynn, PE31 7AU

welcome to

Cedar Springs Bankside, Heacham, King's Lynn

No onward chain! A fantastic opportunity to purchase this modern, detached lodge located within the sought-after coastal village of Heacham. The property is idyllically situated within walking distance to the beach, making this the perfect seaside retreat!



Accommodation:

Kitchen / Living Area

15' max x 12' 1" max (4.57m max x 3.68m max)

This fitted kitchen includes both wall & base units with work surfaces over, a composite sink & drainer unit, an electric oven, electric hob, integrated fridge & integrated microwave. Double-glazed windows to the front & side. Electric fire with log burner effect.

Bedroom

8' 1" x 7' 1" (2.46m x 2.16m)

Double-glazed window to the side. Electric heater.

En Suite

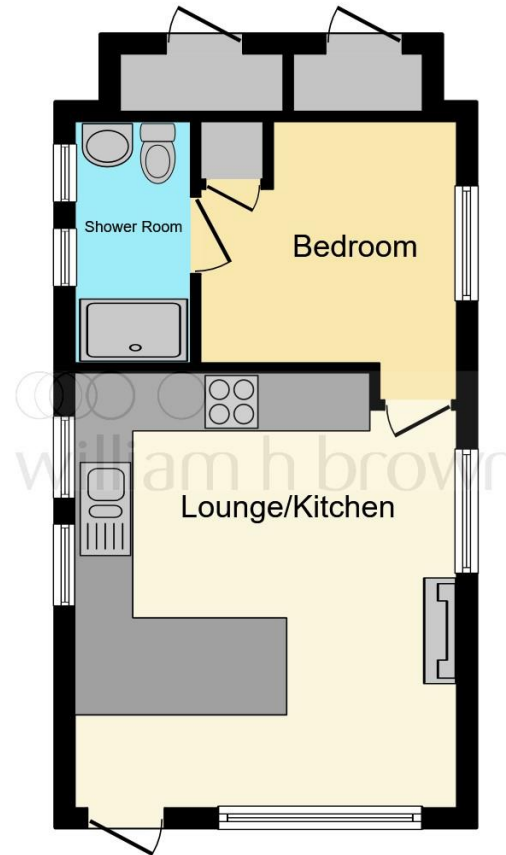
Fitted with WC, wash hand basin & shower cubicle. Stainless steel heated towel rail. Electric heater. Two double-glazed windows to the side.

Outside

To the front of the property, the garden is mainly laid to lawn alongside a patio area. To the side of the property, you will find a large shed which is attached to the lodge, providing space for a small fridge & freezer. The site also benefits from a communal parking area.

Agent's Note

Please note that the contents of the property are included in the sale. Please note that there is a phone line connected to the property and internet connection.



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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Cedar Springs Bankside, Heacham, King's Lynn

- Detached lodge
- Coastal village location
- Contemporary, open plan kitchen/living space
- Communal parking
- En suite shower room

Tenure: Leasehold EPC Rating: Exempt

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.

offers in the region of

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN106091 - 0004

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