



Lyndhurst Court, Hunstanton, PE36 5AE

welcome to

Lyndhurst Court, Hunstanton

A fantastic opportunity to purchase an over 60's retirement apartment in the heart of Hunstanton, just a short walk from the town centre & seafront. The property offers a lounge/diner, kitchen, 2 bedrooms & shower room, whilst the complex boasts beautiful gardens & communal areas.



Entrance Hall

Electric storage heater. Two storage cupboards housing the hot water tank with immersion heater and electric box.

Lounge/ Diner

17' 4" max x 11' max (5.28m max x 3.35m max)

Feature fireplace. Electric storage heater. Television power point. Emergence pull cord. Double glazed window to the rear.

Kitchen

7' 3" x 7' 7" (2.21m x 2.31m)

This fitted kitchen includes both wall and base units with work surfaces over. A stainless steel sink and drainer unit, an electric elevated oven & an electric hob with extractor fan over. Space for a free standing refrigerator and under counter freezer.

Bedroom One

11' 8" max x 13' 8" max (3.56m max x 4.17m max)

Built in wardrobes. Electric storage heater. Emergency pull cord. Double glazed window to the rear.

Bedroom Two

10' 9" x 9' 1" (3.28m x 2.77m)

Emergency pull cord. Electric storage heater. Double glazed window to the rear.

Shower Room

Tiles and fitted with WC, wash hand basin with vanity unit, and shower cubicle with electric shower. Extractor fan. Heated towel rail. Electric heater.

Agents 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 floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Lyndhurst Court, Hunstanton

- Two Bedroom Retirement Apartment
- Residents' Lounge & Conservatory
- Central Location to Hunstanton
- Lifts To All Floors
- Communal Laundry Room

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN106132 - 0008

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