



Seaview Heights, Cliff Parade, Hunstanton, PE36 6EH

welcome to

Seaview Heights, Cliff Parade, Hunstanton

Two bedroom ground floor apartment with NO ONWARD CHAIN! En-suite wet room and additional bathroom. Well-equipped kitchen with built-in appliances. Spacious lounge with French doors to the patio with sea views. Private gated access and allocated parking covered by CCTV.



Entrance Hall

Ramp leading to property. Under floor heating.
Double glazed door to the front.

Lounge

14' max x 16' max (4.27m max x 4.88m max)
Under floor heating. Double glazed door to the front.
Double glazed balcony to the front.

Kitchen

9' 9" max x 6' 6" max (2.97m max x 1.98m max)
Range of wall and base units with work surfaces over
and inset stainless steel sink with drainer. Electric
over and gas hob. Extractor fan. Integrated
dishwasher. Under floor heating. Double glazed
window to the front.

Bedroom One

10' 2" x 19' 2" (3.10m x 5.84m)
Storage cupboard housing the gas boiler. Double
glazed window to the side. Double glazed door
leading to the rear courtyard.

En-Suite

Wash hand basin with stainless steel mixer taps. WC.
Shower cubicle. Radiator. Extractor fan.

Bedroom Two

10' 1" x 6' 8" (3.07m x 2.03m)
Under floor heating. Double glazed window to the
front.

Wet Room

Wash hand basin. WC. Heated towel radiator
Extractor fan.



view this property online williamhbrown.co.uk/Property/HUN106157



welcome to

Seaview Heights Cliff Parade, Hunstanton

- Accessible GROUND FLOOR Two Bedroom Apartment with No Onward Chain
- Directly Opposite Hunstanton's Sea Front
- Two Double Bedrooms One with En-suite
- Patio Facing the Sea
- Good Sized Wet Room

Tenure: Leasehold EPC Rating: C

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.

£245,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN106157



Property Ref:
HUN106157 - 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