



**Buckingham Court, Hunstanton, PE36 6DA**

**welcome to**

**Buckingham Court, Hunstanton**

In the popular seaside town of Hunstanton, just a stones throw away from the beach itself, this well presented second floor, two bed apartment offering sea views. With a garage, a modern kitchen and open plan lounge diner. In close proximity to the centre. CALL NOW TO VIEW!



## The Accommodation:

### Entrance Hall

Entrance door to stairwell. Built in storage cupboard.  
Radiator.

### Living / Dining Room

18' max x 12' 2" max ( 5.49m max x 3.71m max )  
With double glazed bay window to front. Television point. Two radiators.

### Kitchen

12' 5" max x 7' 7" max ( 3.78m max x 2.31m max )  
Range of wall and base units with worktop over, space & plumbing for washing machine, stainless steel sink unit with stainless steel mixer tap, gas hob, integrated electric cooker, extractor hood, undercounter fridge and freezer, double glazed window to front.

### Bedroom One

13' 5" x 8' 9" ( 4.09m x 2.67m )  
Double glazed window to the rear. Radiator.

### Bedroom Two

13' 4" x 7' 5" ( 4.06m x 2.26m )  
Double glazed window to the rear. Radiator.

### Bathroom

W.C. and wash hand basin with stainless steel mixer tap. Shower over bath. Stainless steel heated towel rail. Extractor fan.

### Garage

Please note that there is a garage included in the sale of this property which is in a separate block.



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](http://www.focalagent.com)



**view this property online** [williamhbrown.co.uk/Property/HUN106165](http://williamhbrown.co.uk/Property/HUN106165)



welcome to

## Buckingham Court, Hunstanton

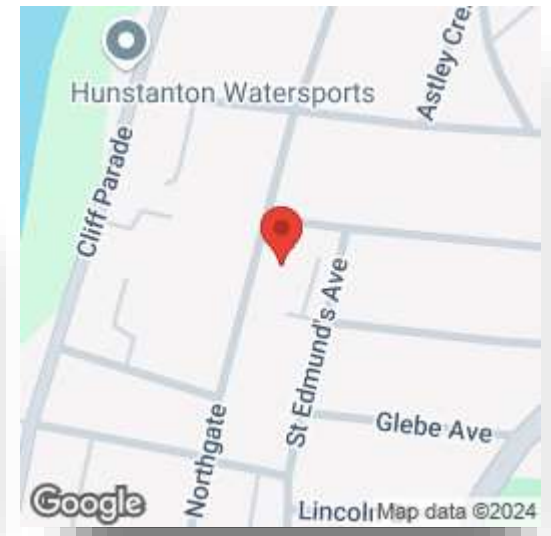
- Two Double Bedroom, Second Floor Apartment
- Well Presented Throughout
- Walking Distance to the Beach
- Sea views
- Garage

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 922 years from 29 Sep 1969. 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

**£195,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HUN106165](http://williamhbrown.co.uk/Property/HUN106165)



Property Ref:  
HUN106165 - 0006

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



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



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