



Westgate, Hunstanton, PE36 5AL

welcome to

Westgate, Hunstanton

No onward chain! Situated in the centre of Hunstanton within walking distance to the town and the SEAFRONT, is this well presented cottage. The property has a double bedroom with ensuite bathroom, open plan lounge, diner and modern kitchen and gas central heating. A must view!



Location

Hunstanton is a popular Victorian seaside resort on the coast of north Norfolk. Offering a wide range of shops including supermarkets, banks and a bus station with regular services to nearby villages and King's Lynn. Just a short walk from the town centre, is the beach which has a promenade, funfair, bowls, pitch & putt and sealife centre. Hunstanton is an ideal location for a holiday home or permanent residence. King's Lynn is approximately 16 miles from Hunstanton and has direct train routes through to Ely, Cambridge and London.

Open Plan Kitchen-Diner-Lounge

19' 6" max x 12' 9" (5.94m max x 3.89m)

Kitchen Area

Range of wall and base units with worksurfaces over and inset sink. Built in oven and hob with extractor over, boiler and tiled floor.

Lounge

UPVC double glazed window and door to the front, staircase to the first floor and radiator.

Bedroom

(Restricted head room) Skylight, radiator.

Ensuite Bathroom

12' 2" x 4' 10" (3.71m x 1.47m)

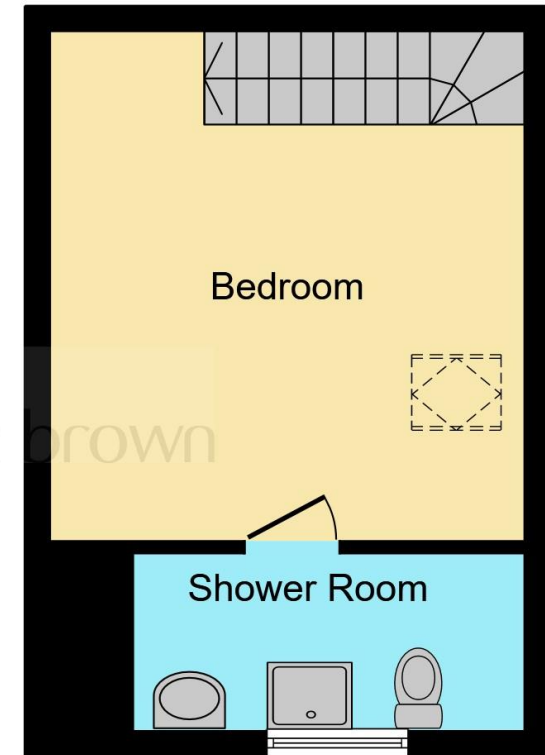
(Restricted head room) Bath, WC, wash hand basin, radiator and UPVC double glazed window.

Agents Notes

The property is in council tax band A. The property is approached via an unadopted road.



Ground Floor



First Floor

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



view this property online williamhbrown.co.uk/Property/HUN106223



welcome to

Westgate, Hunstanton

- NO CHAIN
- One Bedroom Cottage
- Perfect Holiday Home or Investment
- Modern Kitchen & Bathroom
- Located In The Heart Of Hunstanton

Tenure: Freehold EPC Rating: D

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN106223



Property Ref:
HUN106223 - 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