



Clarence Court, Hunstanton, PE36 6EB

welcome to

Clarence Court, Hunstanton

**** AMAZING SEA VIEWS **** We are delighted to bring to market this recently refurbished, simply stunning second floor apartment offering amazing sea views. The property boasts a modern kitchen, large lounge with balcony to make the most of the views, 2 bedrooms, shower room & parking. Must be seen!



Accommodation:

Hall

Large storage cupboard. A new intercom entry system is currently being installed to each property within the building.

Kitchen

12' x 7' 7" (3.66m x 2.31m)

This fitted kitchen includes both wall & base units with work surfaces over, stainless steel sink and drainer unit. A low-level electric oven, and an electric hob with stainless steel extractor hood over. There is also an integrated fridge/freezer and slimline dishwasher. Tiled splashback. Double-glazed window to the front and side. Two storage cupboards, one of which houses a new washing machine.

Lounge/ Diner

16' 8" max x 12' 2" max (5.08m max x 3.71m max)

Vodafone internet connection, television point. Slimline electric panel heater. Double-glazed sliding patio doors leading out to the balcony with beautiful sea views.

Bedroom One

13' x 9' (3.96m x 2.74m)

Double-glazed window to the side and rear. Slimline electric panel heater, double wardrobe.

Bedroom Two

13' 11" max x 7' 5" max (4.24m max x 2.26m max)

Double-glazed window to the rear. Slimline electric panel heater, double wardrobe.

Shower Room

Fitted with WC, wash hand basin with vanity unit, and shower cubicle with electric shower. Heated towel rail. Shaver point. Double-glazed window to the side.

Agents Notes

This property is leasehold for a term of 999 from 1972. The current service charges, paid every 6 months, is £892.95 and building insurance is included. Long term letting is allowed but not holiday letting. Pets are not allowed.



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

Clarence Court, Hunstanton

- Stunning Sea Views
- Recently Refurbished Two Bedroom Second Floor Apartment
- Fully Furnished
- Large Lounge with Balcony
- Central to Hunstanton

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 27 Jun 1972. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN106225 - 0008

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