



Elizabeth House Cliff Parade, Hunstanton PE36 6DX

welcome to

Elizabeth House Cliff Parade, Hunstanton

Situated in a fantastic position with STUNNING SEA VIEWS and beautiful sunsets. This top floor apartment is SPACIOUS throughout with two bedrooms, bathroom, large lounge and modern kitchen/diner. With no onward chain a viewing is a must to truly appreciate what's on offer!



Communal Entrance Hall

With lift and staircase to the second floor.

Entrance Hall

Door to the corridor. Radiator.

Lounge

17' 10" max x 14' max (5.44m max x 4.27m max)

Double glazed window with panoramic sea views to the front. Television point. Two radiators. Reduced head height.

Kitchen/ Diner

14' 5" max x 14' (4.39m max x 4.27m)

Range of modern wall and base units with worksurfaces over and inset stainless steel sink and drainer. Built-in electric oven and electric hob with extractor hood over. Space for an undercounter fridge and freezer, Integrated dishwasher and washing machine. Radiator. Reduced head height. Double glazed window to the rear.

Bedroom One

21' 2" max x 11' 3" max (6.45m max x 3.43m max)

Double glazed front facing window with panoramic sea views. Television point. Radiator. Reduced head height.

Bedroom Two

6' 3" max x 11' 4" max (1.91m max x 3.45m max)

Double glazed Velux window to the rear. Radiator. Reduced head height.

Bathroom

Fitted with a pedestal wash hand basin. W.C. Bath with stainless steel mains shower over. Extractor Fan. Radiator. Double glazed window to the rear.

Agents Note

Leasehold with 989 years remaining on the lease, and sold with a quarter share of the freehold. Each owner contributes to the cost of repairs for communal areas as and when needed. There is an annual service charge of £990.00 payable to Connaught House and an annual service charge of

£1,000.00 payable to Elizabeth House, in addition to the annual building insurance.

Accessed via Connaught House.



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Elizabeth House Cliff Parade, Hunstanton

- * NO CHAIN *
- Top Floor Character Apartment
- Well-Maintained and Modern throughout
- Stunning Direct Sea Views
- Large Kitchen/ Diner

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN106212 - 0003

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.

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