







# 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.





## welcome to

# **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

Council Tax Band: D Service Charge: 1000.00

Ground Rent: Ask Agent

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

# £239,000









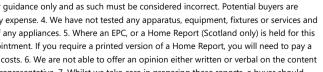
Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/HUN106212



Property Ref: HUN106212 - 0005

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