



**Cliff Parade, Hunstanton, PE36 6DP**

**welcome to**

**Cliff Parade, Hunstanton**

Chain free! Set directly opposite the sea front boasting endless sea views, lies this well-presented, three bedroom apartment. The property is set over two floors & offers spacious living accommodation throughout, as well as benefiting from 2 off-road parking spaces.



## **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## **Accommodation:**

Double-glazed entrance door to:

### **Entrance Porch**

Door to the front. Radiator. Double doors opening to:

### **Entrance Hall**

Stairs leading to the lower ground floor.

### **Open Plan Lounge/ Diner**

20' Plus bay window x 14' 10" max ( 6.10m Plus bay window x 4.52m max )  
Large double-glazed bay window to the front.  
Feature fireplace. Television point. Radiator.

### **Kitchen**

14' max x 10' max ( 4.27m max x 3.05m max )  
This contemporary fitted kitchen includes both wall & base units with work surfaces over, a composite sink & drainer unit with mixer tap, an electric double oven & a gas hob with integrated cooker hood over. There is also an under-counter fridge & under-counter freezer, as well as an integrated washer/dryer and integrated dishwasher. Double-glazed window to the rear. Arched window looking through to the lounge.

### **Cloakroom**

Fitted with high-flush WC & wash hand basin.  
Radiator.

## **Lower Ground Floor**

### **Bedroom One**

15' 11" max, plus bay window x 12' 1" max ( 4.85m max, plus bay window x 3.68m max )  
Double-glazed bay window to the front. Radiator.

### **Bedroom Two**

16' max x 9' 11" max ( 4.88m max x 3.02m max )  
Double-glazed window to the front. Radiator.

### **Bedroom Three**

14' max x 10' 6" ( 4.27m max x 3.20m )  
Double-glazed window to the rear. Radiator.

### **Bathroom**

Fitted with WC, wash hand basin, shower cubicle & bath with stainless steel taps. Radiator. Double-glazed window to the rear.

### **Outside**

Outside, the property boasts two, private allocated parking spaces which are for the sole use of the property owners. Please note that the rear garden is shared with 20b Cliff Parade.

Please note that the property is sold with a share of the freehold (2/5).

All integral kitchen appliances are less than 3 years old bar the oven & hob.

The central heating boiler remains in its warranty period.



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welcome to

## Cliff Parade, Hunstanton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Apartment
- Directly Opposite Hunstanton's Sea Front

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£260,000**



The floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HUN106327 - 0002

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