



Clarence Court, Hunstanton, PE36 6EB

welcome to

Clarence Court, Hunstanton

Chain free! A modern, two bedroom apartment located in the heart of the popular coastal town of Hunstanton boasting stunning SEA VIEWS! The property offers a spacious lounge/diner with balcony overlooking the sea, modern kitchen & bathroom, plus allocated off-road parking. Must be seen!



Accommodation:

Entrance Hall

Storage cupboard.

Lounge / Diner

12' 2" max x 16' 7" max (3.71m max x 5.05m max)

Double-glazed sliding patio doors to the rear leading to the balcony. Storage heater. Fireplace with electric fire.

Kitchen

12' max x 7' 8" max (3.66m max x 2.34m max)

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit & electric Aga cooker. There is also a breakfast bar, as well as space for an under-counter fridge/freezer & dishwasher. Two storage cupboards. Double-glazed window to the front.

Bedroom One

9' x 13' 1" (2.74m x 3.99m)

Double-glazed window to the rear. Night storage heater.

Bedroom Two

7' 4" x 13' 2" max (2.24m x 4.01m max)

Double-glazed window to the rear. Night storage heater.

Bathroom

Fitted with WC, wash hand basin & bath with electric shower over. Stainless steel heated towel rail. Extractor fan.

Outside

Outside the property, you will find one allocated parking space.

Agent's Note

There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch for further details.



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welcome to

Clarence Court, Hunstanton

- Chain free!
- 2 bedroom apartment in Hunstanton town centre
- Balcony offering fantastic sea views
- Walking distance to sea front, shops & amenities
- Allocated off-road parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£229,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN106445 - 0008

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.



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