



**Harlequin House, Le Strange Terrace, Hunstanton, PE36 5AJ**



**welcome to**

**Harlequin House, Le Strange Terrace, Hunstanton**

SEA VIEWS! A first floor flat located in the heart of Hunstanton, within easy walking distance to amenities and the seafront. The property boasts a double bedroom, fitted kitchen, bathroom, large lounge/diner, garage & parking. No onward chain!



### **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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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:**

#### **Entrance Hall**

Radiator.

#### **Lounge / Diner**

18' x 15' 3" max ( 5.49m x 4.65m max )

L-shaped room. Radiator. Double-glazed sliding patio doors to the front.

#### **Kitchen**

9' x 6' 5" ( 2.74m x 1.96m )

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, space for a freestanding cooker & space for an under-counter fridge/freezer. Double-glazed window to the front.

#### **Bedroom**

13' 4" x 8' 4" ( 4.06m x 2.54m )

Double-glazed window to the side. Radiator.

#### **Bathroom**

Fitted with WC, wash hand basin & bath. Radiator. Extractor fan.

#### **Outside**

Outside the property, you will find allocated parking & a garage.



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## **Harlequin House, Le Strange Terrace, Hunstanton**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- First floor flat
- Balcony with sea views

Tenure: Leasehold EPC Rating: Awaited

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

**£120,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HUN106479 - 0002

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