

Boston Square, Hunstanton, PE36 6DT

welcome to

Boston Square, Hunstanton

Deceptively spacious period home set over three floors in the heart of Hunstanton, boasting original features, sea views, 5 en suite bedrooms, garden & parking for several cars. Overlooks Boston Square Gardens & is moments from the beach.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Lounge 11' 11" x 13' 10" (3.63m x 4.22m)

Dining Room 11' 11" x 13' 11" (3.63m x 4.24m)

Family Room 10' 11" x 11' 11" (3.33m x 3.63m)

Kitchen 11' 11" x 7' 10" (3.63m x 2.39m)

Utility Room

W.C

Bedroom Two 10' 10" x 13' 11" (3.30m x 4.24m)

En Suite

Bedroom Three 11' 10" x 13' 10" (3.61m x 4.22m)

En Suite

Bedroom Five 10' 10" x 11' 2" (3.30m x 3.40m)

Jack & Jill Bathroom

Bedroom One 10' 11" x 17' 5" (3.33m x 5.31m)

En Suite

Bedroom Four 11' 11" x 14' 11" (3.63m x 4.55m)

Bathroom

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Boston Square, Hunstanton

- Period property set over three floors
- Five bedrooms, each with en suite
- Original features throughout
- Views over Boston Square Gardens & out to sea
- Located in the heart of Hunstanton town centre

Tenure: Freehold EPC Rating: Awaited

£750,000





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Please note the marker reflects the postcode not the actual property



Property Ref: HUN106599 - 0005 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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01485 534506

hunstanton@williamhbrown.co.uk

40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



williamhbrown.co.uk