



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!



A rare opportunity to purchase this well-presented, two bedroom apartment in the heart of Hunstanton, boasting a stunning sea view. The property is offered to the market in good order throughout, and boasts the added benefit of no onward chain!

Inside, you will find a modern kitchen which opens to the large lounge/diner, with sliding patio doors leading out to the delightful balcony with fantastic sea views. The two bedrooms are both of good sizes, and there is also a contemporary bathroom fitted with WC, wash hand basin, and bath with shower over.

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

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

Lounge / Diner

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

Kitchen

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

Bedroom One

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

Bedroom Two

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

Bathroom



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