



Westgate, Hunstanton, PE36 5EL

welcome to

Westgate, Hunstanton

Attention investors! A deceptively SPACIOUS property full of character in the centre of Hunstanton with potential to convert (STP). The property has sea views to the front and is set across 3 floors with 6/7 bedrooms, 3 bathrooms, generous living accommodation & garage to the rear. No onward chain!



Location

Hunstanton is a popular Victorian seaside resort on the coast of north Norfolk. Offering a wide range of shops including supermarkets, banks and a bus station with regular services to nearby villages and King's Lynn. Just a short walk from the town centre, is the beach which has a promenade, funfair, bowls, pitch & putt and sealife centre. Hunstanton is an ideal location for a holiday home or permanent residence. King's Lynn is approximately 16 miles from Hunstanton and has direct train routes through to Ely, Cambridge and London.

Entrance Porch

Door to:

Entrance Hall

Staircase to the first floor, radiator.

Cloakroom

WC, wash hand basin and window.

Lounge

16' 10" max x 13' 5" (5.13m max x 4.09m)

UPVC double glazed window, feature fireplace and radiator.

Dining Room

15' 10" max x 11' 5" (4.83m max x 3.48m)

UPVC double glazed window, feature fireplace, radiator.

Kitchen

10' 11" x 10' 8" (3.33m x 3.25m)

Range of wall and base units, UPVC double glazed window, door to conservatory and opening to:

Kitchen Two

10' 7" x 9' 9" (3.23m x 2.97m)

Range of wall and base units with inset sink and drainer. Cooker, UPVC double glazed window and door to staircase to first floor.

Sun Room

12' 5" x 11' 3" (3.78m x 3.43m)

Door to rear

Bathroom

Bath, shower cubicle, WC, wash hand basin and radiator.

Garden Room

19' 11" x 10' 2" (6.07m x 3.10m)

Radiator and door to rear

First Floor Landing

Staircase to second floor

Bedroom One

16' 2" max x 11' 4" (4.93m max x 3.45m)

UPVC double glazed window, feature fireplace, radiator and door to:

Dressing Room

11' x 9' 11" max (3.35m x 3.02m max)

UPVC double glazed window, radiator.

Ensuite

Bath with shower over, WC, wash hand basin with vanity unit, radiator and UPVC double glazed window.

Bedroom Two

14' 7" max x 13' 5" (4.45m max x 4.09m)

UPVC double glazed window with sea view, feature fireplace and radiator.

Bedroom Three

9' 5" x 7' 8" (2.87m x 2.34m)

UPVC double glazed window with sea view, radiator.

Bathroom

Bath, wash hand basin, WC and UPVC double glazed window.

Second Floor Landing

Loft access and UPVC double glazed window.

Bedroom Four

15' 11" max x 11' 6" (4.85m max x 3.51m)

UPVC double glazed window, electric heater.

Bedroom Five

13' 7" max x 13' 3" (4.14m max x 4.04m)

UPVC double glazed window with sea view, feature fireplace and electric heater.

Bedroom Six

9' 11" x 9' (3.02m x 2.74m)

UPVC double glazed window with sea view, electric heater.

Outside

To the front there is a small paved enclosed garden area.

To the rear there is an enclosed garden with access to the double garage.

Double Garage



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welcome to

Westgate, Hunstanton

- Deceptively Spacious 3-Storey Terraced House
- Sea Views To Front
- 6 Bedrooms, Dressing Room & 3 Bathrooms
- Lounge, Dining Room, 2 Kitchens, Garden Room & Sun Room
- Garage To Rear

Tenure: Freehold EPC Rating: E

offers in excess of

£425,000



Ground Floor



First Floor



Mid Floor



Second Floor

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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).
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Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN104478 - 0004

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