

# LANDLES

## COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,  
Heacham,  
King's Lynn,  
Norfolk, PE31 7EP

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A three bedroom detached chalet bungalow offering spacious accommodation including; Entrance Porch, Entrance Hall, Cloakroom, Lounge/Dining Room, Inner Hall, Utility, Kitchen, Rear Porch, Two Double Bedrooms and Shower Room on the ground floor, along with Bedroom Three/Craft Room, on the first floor. The right side roof space has been converted to provide useful loft storage spaces. The property which benefits from UPVC double glazing and air source heat pump central heating, has gardens to the front and rear along with off-road parking and an integral single garage.

The property is situated in a non-estate position within the popular coastal village of Heacham, just 1.5km from the South Beach. The village offers a range of amenities which include; a variety of local shops, Lidl supermarket, primary & junior schools, pharmacy, doctor's surgery, vet and pubs. There are regular bus services to the nearby towns of Hunstanton and King's Lynn, along with the popular "Coast Hopper" running across the North Norfolk Coast. A perfect location for dog walking, access to the Beaches and Wild Ken Hill.

**Lamsey Lane, Heacham, Norfolk, PE31 7LA**

**Price - £285,000 Freehold**

## **UPVC FRONT ENTRANCE DOOR TO:-**

### **ENTRANCE PORCH**

**7' 0" x 4' 11" (2.13m x 1.5m)**

UPVC double glazing, poly-carbonate roof, tiled floor, power points. UPVC double glazed door to:-

### **ENTRANCE HALL**

Skimmed ceiling, laminate flooring, double radiator, stairs to first floor bedroom three/craft room. Door to cloakroom. Door to living room.

### **CLOAKROOM**

**4' 7" max x 3' 8" max (1.4m max x 1.12m max)**

Skimmed ceiling, under stairs cupboard, tiled floor, wall extractor, wash hand basin with tiled splash-back, low level WC

### **LOUNGE/DINING ROOM**

**19' 6" min x 18' 3" (5.94m min x 5.56m)**

Skimmed and coved ceiling, laminate flooring, power points, two double radiators, UPVC double glazed windows to the front and side, wood burner set on a stone effect hearth with tiled back. Door to:-

### **INNER HALL**

Skimmed ceiling, walk-in airing cupboard housing hot water cylinder. Doors to; kitchen, utility, shower room and bedrooms one and two.

### **UTILITY**

**7' 11" x 5' 6" (2.41m x 1.68m)**

Skimmed ceiling, tiled floor, power points, single radiator, UPVC double glazed window to side, plumbing for washing machine, range of wall and base units with round edged work surfaces over.

### **KITCHEN**

**12' 4" x 10' 2" (3.76m x 3.1m)**

Skimmed ceiling with inset spotlights, tile effect laminate flooring, power points, double radiator, UPVC double glazed window to side, plumbing for dishwasher, range of matching wall and base units with round edged work surfaces over, tiled splash-backs, composite sink unit with single drainer and mixer tap over, built-in electric double oven, built-in ceramic hob with cooker hood set in a pull-out canopy over. UPVC double glazed double doors to:-

### **REAR PORCH**

**12' 6" x 6' 0" (3.81m x 1.83m)**

Timber construction with single glazing, power points, double glazed double doors to rear.

### **BEDROOM ONE**

**21' 0" x 8' 11" min (6.4m x 2.72m min)**

Skimmed ceiling, power points, two double radiators, UPVC double glazed windows to the side and rear.

### **BEDROOM TWO**

**12' 6" x 10' 3" (3.81m x 3.12m)**

Skimmed ceiling, wood flooring, power points, double radiator, UPVC double glazed window to rear.

### **SHOWER ROOM**

**7' 3" max x 6' 6" max (2.21m max x 1.98m max)**

Skimmed ceiling with inset spotlights, ceiling extractor, double radiator. Suite comprising; 1590mm wide shower cubicle with full height wet-board panelling and fitted system mixer shower. Vanity combi unit with inset wash hand basin and tiled splash-back, low level WC with concealed cistern, fitted storage cupboards.

## FIRST FLOOR

### BEDROOM THREE/CRAFT ROOM

16' 9" max x 11' 3" max (5.11m max x 3.43m max)

Skimmed ceiling, laminate flooring, power points, double radiator, UPVC double glazed window to front. Door which gives access to useful loft storage spaces

### LOFT STORAGE AREA

The roof space to the right side of the property has been converted to provide four useful loft storage spaces. (Please note these areas do not have Building Regulation approval and cannot be classed as bedrooms or living accommodation).

## OUTSIDE

### FRONT

Garden laid mainly to borders containing mature shrubs and plants along with a brick path and a gate giving pedestrian access to rear. Brick weave driveway supplying car standing and giving access to the garage.

### INTEGRAL GARAGE

17' 5" x 9' 4" (5.31m x 2.84m)

Up and over power door, power and lighting, EV charging point on the front of the garage.

### REAR

An enclosed garden laid mainly to brick weave and a feature circular paved area, timber garden shed, outside tap.

### DIRECTIONS

Leave our Heacham office by travelling along the High Street and into Collins Lane. At the T junction turn left into Staithe Road and proceed up the hill into Cheney Hill. Continue passed Folgate Road on your right which turns into Lamsey Lane and the property will be found a bit further on the left hand side.

### SERVICES

Mains Electricity. Mains Water. Mains Drainage. Air Source Heat Pump Central Heating. These services and related appliances have not been tested.

### COUNCIL TAX

Band D - £2440.86 for 2026/27. Borough Council of King's Lynn & West Norfolk.

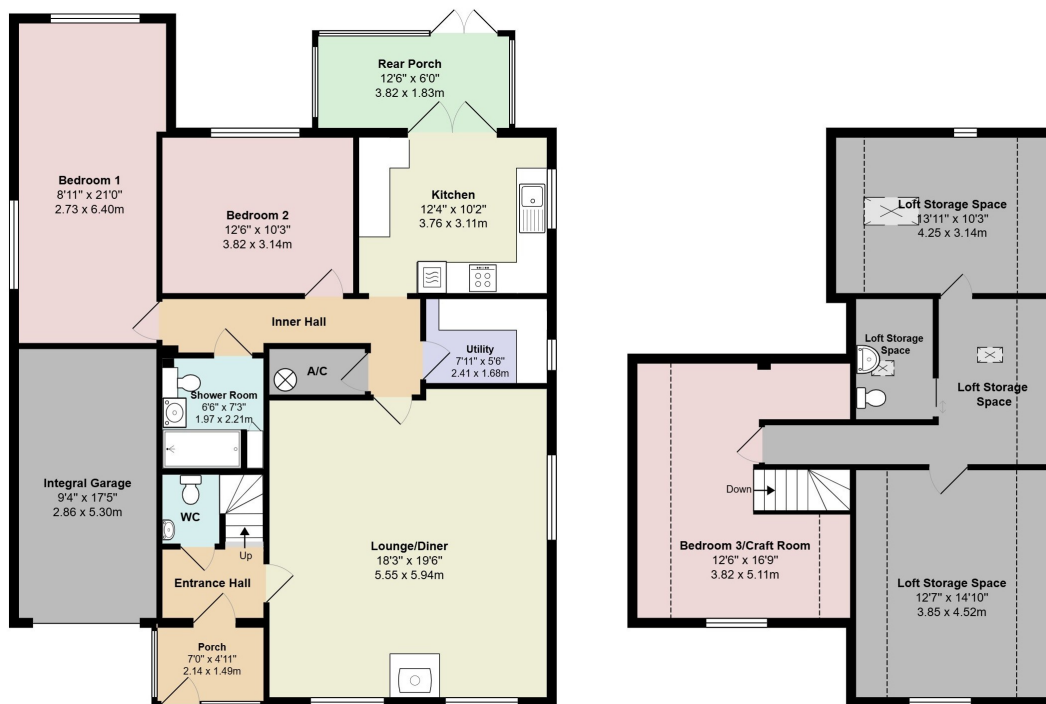
### ENERGY PERFORMANCE RATING

EPC Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







All measurements are approximate and for display purposes only  
 Total Area: 1426 ft<sup>2</sup> ... 132.5 m<sup>2</sup> (excluding integral garage, loft storage space)

## Lamsey Lane, Heacham, King's Lynn, Norfolk, PE31 7LA

Illustration for identification purposes only. Measurements are approximate. Not to scale

**Tenure:** Freehold. Vacant possession upon completion.

**Viewing:** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations:** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**Offer Referencing:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Referral Fees:** In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT:** ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

**IMPORTANT NOTES |** LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

# LANDLES

Since 1856

## SELLING & LETTING

Town Country Coastal

property in King's Lynn and the coastal & rural villages of North & West Norfolk

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