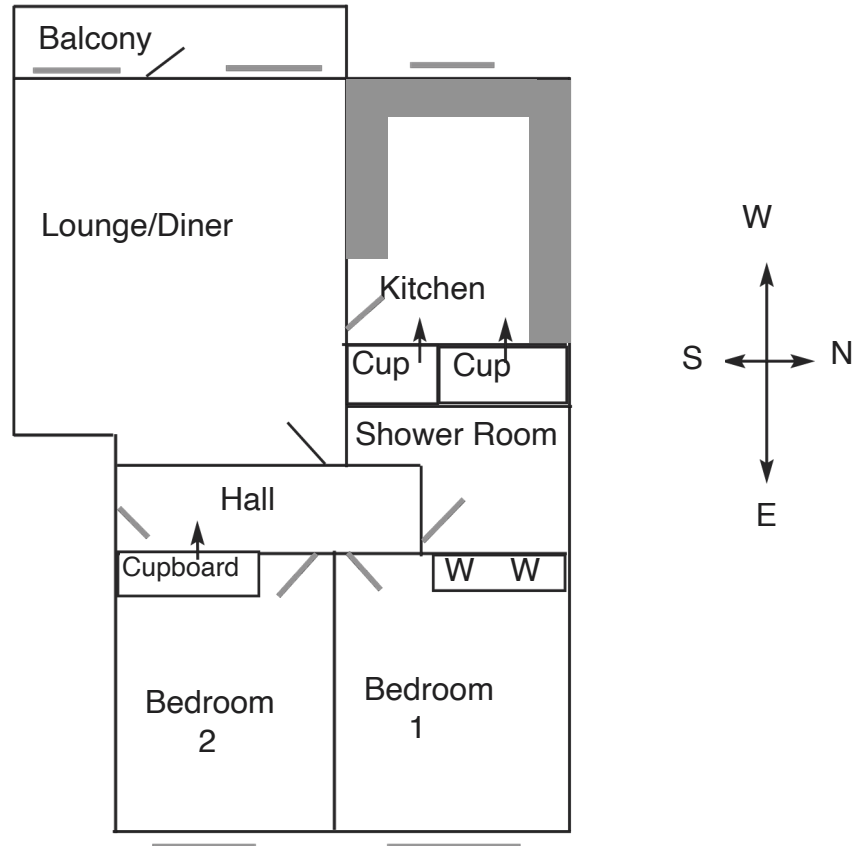


Floor Plan  
for Identification Purposes Only  
Not to Scale



Measurements taken in imperial to the nearest three inches. Metric conversion approximate.  
**SERVICES:** It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.  
**THE PROPERTY MISDESCRIPTIONS ACT: 1991** – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.

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# BIRDS

## ESTATE AGENTS

ESTABLISHED 37 YEARS



62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL

8 CLIFF COURT  
CLIFF TERRACE  
HUNSTANTON  
PE36 6DZ

Guide Price: £205,000

share of freehold  
no onward chain



**A self-contained 2 bed room top floor apartment on the sea-front with unrestricted views over the Esplanade Gardens and across the Wash.**

COMMUNAL ENTRANCE  
 HALL • LOUNGE/DINER • BALCONY • KITCHEN • TWO DOUBLE BEDROOMS •  
 SHOWER ROOM •

OUTSIDE: CAR PORT, VISITOR PARKING, COMMUNAL BIN AND DRYING AREAS.  
 SERVICES: MAINS WATER, ELECTRICITY (ECONOMY 7) AND DRAINAGE.

COUNCIL TAX BAND: 'B' (£1912.49 2026/27)

\* UPVC REPLACEMENT DOUBLE GLAZING \*

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

8 Cliff Court is one of a block of twenty four self-contained apartments, well maintained and administered, close to the town centre and sea-front over looking the Esplanade Gardens and beyond to the sea and expansive sandy beaches with the Lincolnshire coastline on the horizon. Hunstanton is renowned for being the only east coast resort facing west and stunning sunsets are often seen across the Wash.

No 8. is on the top floor of the Southern end of the block and requires some general updating.

The building had a new flat roof a few years ago.

Security rear entrance and staircase to the top floor landing; Private door to No. 8

**Entrance Hall:** built-in storage cupboard containing hanging rail, shelves and consumer unit, storage heater.

**Lounge/Diner:** 17'8"x12'2" (5.32x3.71) SEA VIEWS, storage heater, doors to the..

**Balcony:** 12'x4' (3.65x1.21) excellent VIEWS.

**Kitchen/breakfast Room:** 11'6"x7'8" (3.55x2.33) range of fitted base and wall cupboards, fully tiled walls, breakfast bar with SEA VIEWS, built-in store cupboard, shelved cupboard with hot water heater, electric oven & hob, extractor fan.

**Bedroom 1:** 13'5"x8'9" (4.08x2.70) fitted wardrobes, dimplex wall mounted electric heater.

**Bedroom 2:** 13'5"x7'5" (4.08x2.29) dimplex wall mounted heater..

**Bathroom:** corner shower cubicle with electric shower, vanity unit with hand basin, WC, extractor fan, heated towel radiator, wall mounted electric heater.

## OUTSIDE

Car park with space for visitors. Car Port.

Communal bin and drying areas.

## TENURE

All the apartments have a 1/24th share in the Freehold. There is a Management Company and the apartment is leasehold with 989 years remaining with a current annual service charge of £1050 pa which includes buildings insurance, water rates, external and garden maintenance, lighting and ground rent.

N.B: No dogs are allowed. No holiday letting.

