

email: jill@birdsestateagents.co.uk



tel: 01485 534560

BIRDS

ESTATE AGENTS
ESTABLISHED 37 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

8 SILFIELD GARDENS
HUNSTANTON
PE36 5HF

£130,000

SHARE OF FREEHOLD
no onward chain



**A 2 bedroom first floor apartment
located close to the town centre**

BREAKFAST KITCHEN • SITTING ROOM •
TWO DOUBLE BEDROOMS • BATHROOM
OUTSIDE: Parking Space, Balcony

SERVICES: Mains Gas, Electric & Water.
COUNCIL TAX BAND: 'B' (£1827.49 2025/26)

GAS CENTRAL HEATING • UPVC DOUBLE GLAZING •

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

8 Silfiled Apartments is a first floor apartment in a block of similar properties, located in the centre of town close to local amenities, high street and supermarket the sea front promenade and cliff tops are short walk away. There is a regular bus service to King's Lynn (13 miles) and along the A149 picturesque coast road to Wells-next-the-Sea.

The property has gas central heating and upvc double glazing and would benefit from some TLC to kitchen and bathroom, it has been successfully let for many years, comprises:

Kitchen: 11'3"x9'6" (3.42x2.90)

fitted with a range of base and wall units, stainless steel sink unit, electric cooker, hob & extractor fan, space for fridge/freezer, plumbing for washing machine, wall mounted gas combi boiler, radiator.



Inner Hall:

loft hatch.

Sitting Room: 12'9"x9'7" (3.92x2.93)

door to balcony, distant sea view, radiator.



Bedroom: 12'9"x9'7" (3.93x2.93)

built-in wardrobe, radiator.

Bedroom: 12'9"x9'6" (3.93x2.91)

built-in wardrobe, radiator.

Bathroom: 7'7"x6'3"

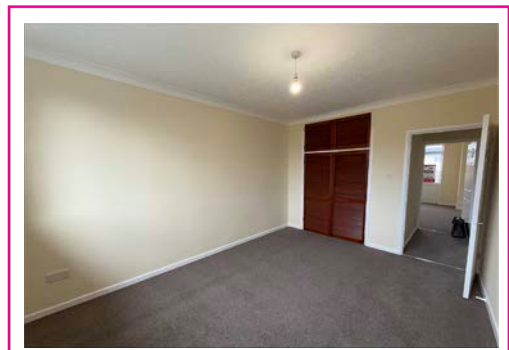
white suite comprising, panelled bath with shower over, hand basin, wc, airing cupboard with radiator and shelves, radiator, extractor fan.

TENURE

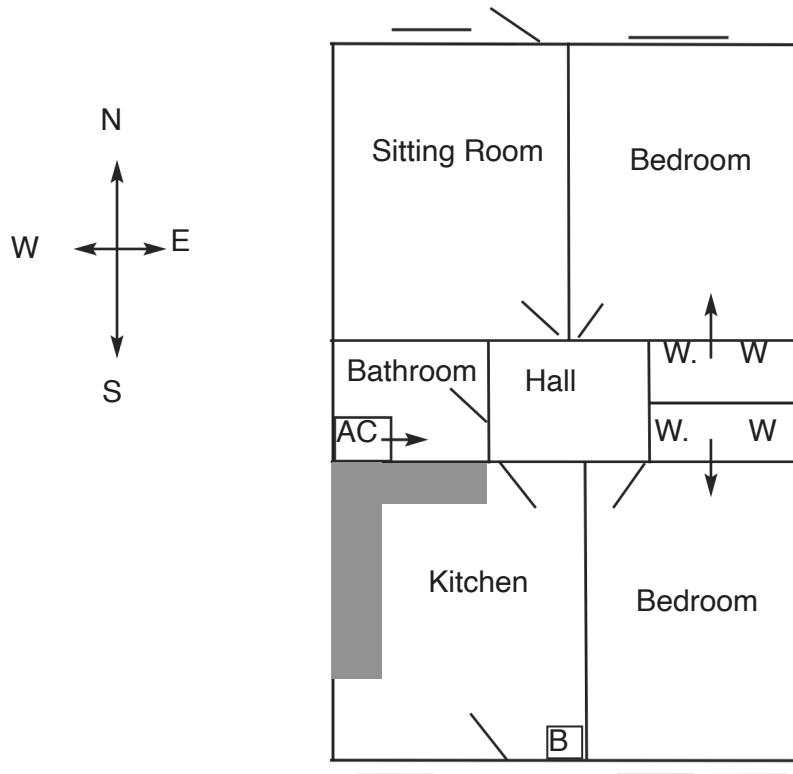
Share of freehold, leasehold for a term of 999 years from 24th June 1984.

Service Charge is currently £1000 per annum and includes building insurance, maintenance and lighting of communal areas.

Pets are permitted. Long term letting permitted.



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.