



Harlequin House, Le Strange Terrace, Hunstanton, PE36 5AJ

welcome to

Harlequin House, Le Strange Terrace, Hunstanton

SEA VIEWS! A first floor flat located in the heart of Hunstanton, within easy walking distance to amenities and the seafront. The property boasts a double bedroom, fitted kitchen, bathroom, large lounge/diner, garage & parking. No onward chain!



Entrance Hall

Radiator

Lounge-Diner

18' x 15' 3" max (5.49m x 4.65m max)

L-shaped room. Radiator. Double-glazed sliding patio doors to the front.

Kitchen

9' x 6' 5" (2.74m x 1.96m)

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, space for a freestanding cooker & space for an under-counter fridge/freezer. Double-glazed window to the front.

Bedroom

13' 4" x 8' 4" (4.06m x 2.54m)

Double-glazed window to the side. Radiator.

Bathroom

Fitted with WC, wash hand basin & bath. Radiator.

Extractor fan.

Outside

Outside the property, you will find allocated parking & a garage.



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Harlequin House, Le Strange Terrace, Hunstanton

- First Floor Flat
- Balcony with Sea Views
- Close to town centre
- Garage and parking
- No onward chain

Tenure: Leasehold EPC Rating: C

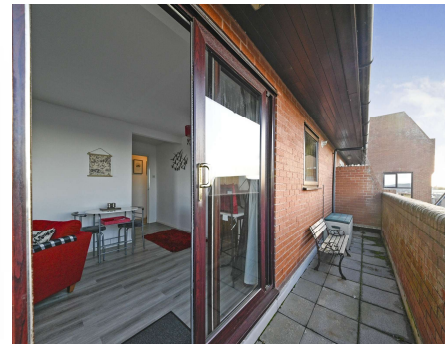
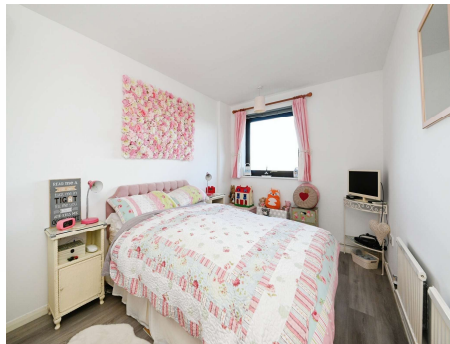
Council Tax Band: A Service Charge: 1020.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£120,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HUN106872 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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