

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
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****NO ONWARD CHAIN**** A beautifully presented mid-terraced bungalow offering accommodation including; Entrance Hall, Lounge/Diner, Kitchen, Bedroom, Shower Room and Conservatory. The property which benefits from UPVC double glazing and gas central heating, has low maintenance gardens to the front and rear, along with an allocated off-road parking space.

The property is situated in a popular location approximately 1km from the South Beach within the coastal village of Heacham. The village offers a range of amenities to include; schools, pharmacy, hairdressers, doctors surgery, vets and public houses. There are regular bus services to the nearby towns of King's Lynn and Hunstanton. There is a regular bus service offering access along the North Norfolk Coast and local towns and villages. A perfect location for dog walking and access to Wild Ken Hill.

Lodge Road, Heacham, King's Lynn PE31 7SZ

Guide Price - £190,000 Freehold

STORM PORCH

With a door to an integral store and UPVC front entrance door to:-

ENTRANCE HALL

Skimmed and coved ceiling with inset spotlights, laminate flooring, cast iron style radiator, power points, access to roof space, cupboard housing gas fired boiler supplying domestic hot water and radiators. Doors to Lounge Diner, Bedroom and Shower Room.

LOUNGE/DINER

14' 5" max x 10' 3" max (4.39m max x 3.12m max)

Skimmed ceiling, laminate flooring, power points, television point, cast iron style radiator, fire place housing electric flame effect fire, UPVC double glazing. Opening through to:-

KITCHEN

10' 9" x 8' 2" (3.28m x 2.49m)

Skimmed and coved ceiling with inset spotlights, laminate flooring, cast iron style radiator, power points, range of matching wall and base units with round edged work surfaces over, sink unit with single drainer and mixer tap over, tiled splash backs, built-in ceramic hob with extractor hood over, built-in electric oven, UPVC double glazed window to rear. Door to:-

CONSERVATORY

8' 6" x 4' 8" (2.59m x 1.42m)

UPVC double glazing, plastic panelled ceiling, concrete floor. UPVC double glazed door to rear.

BEDROOM

8' 11" max x 10' 4" max (2.72m max x 3.15m max)

Skimmed ceiling, laminate flooring, cast iron style radiator, power points, UPVC double glazed window to front.

SHOWER ROOM

5' 9" min x 6' 0" max (1.75m min x 1.83m max)

Skimmed and coved ceiling with inset spotlights, vinyl floor covering, heated towel rail, UPVC double glazed window to rear. Suite comprising; built-in shower cubicle with full height composite wet board, vanity unit with inset wash hand basin and cupboard under, low level WC with concealed cistern.

OUTSIDE

FRONT

Garden laid mainly to gravel and enclosed by wood picket fencing. Paved path to front entrance door.

REAR

Garden laid mainly to gravel and enclosed by wooden panelled fencing. There is a gate to the alleyway at the rear, which leads to the designated parking space.

DIRECTIONS

From the traffic lights at Heacham Lavender head into the village. Continue on this road for a distance passing the Fox and Hounds pub on the left and after the shops on the left turn immediately left by the skate park. At the crossroads proceed straight ahead into Lodge Road and the property will be found further along on the right hand side.

SERVICES

Mains Electricity. Mains Gas. Mains Water. Mains Drainage. Gas Central Heating. These services and related appliances have not been tested.

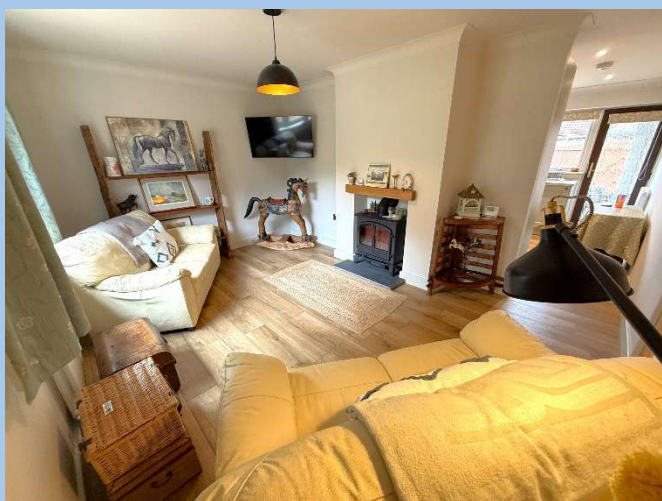
COUNCIL TAX

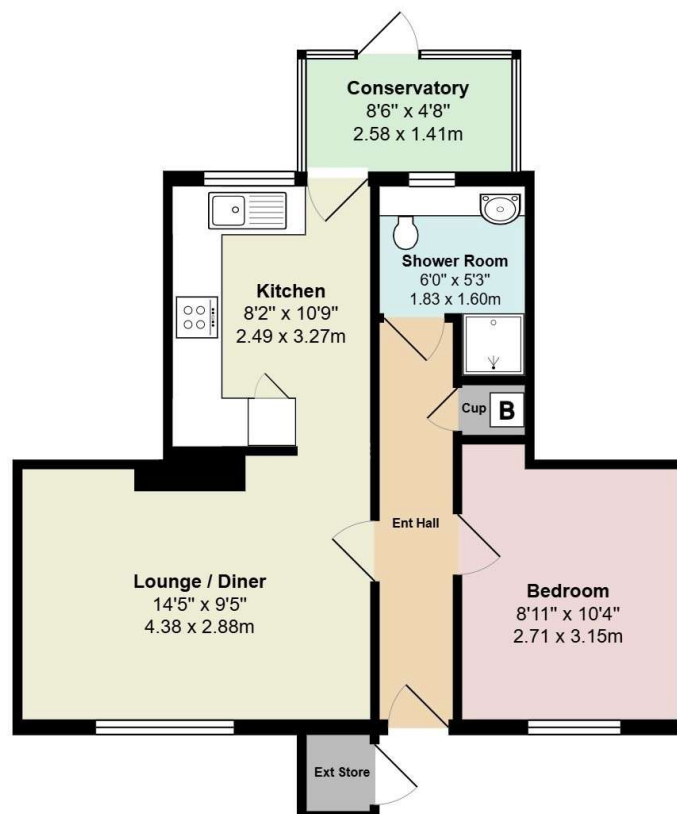
Band A - £1627.24 for 2026/27. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING

EPC - Band C

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Total Area: 483 ft² ... 44.8 m² (excluding ext store)

All measurements are approximate and for display purposes only

Lodge Road, Heacham, PE31 7SZ

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.



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SELLING & LETTING

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

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