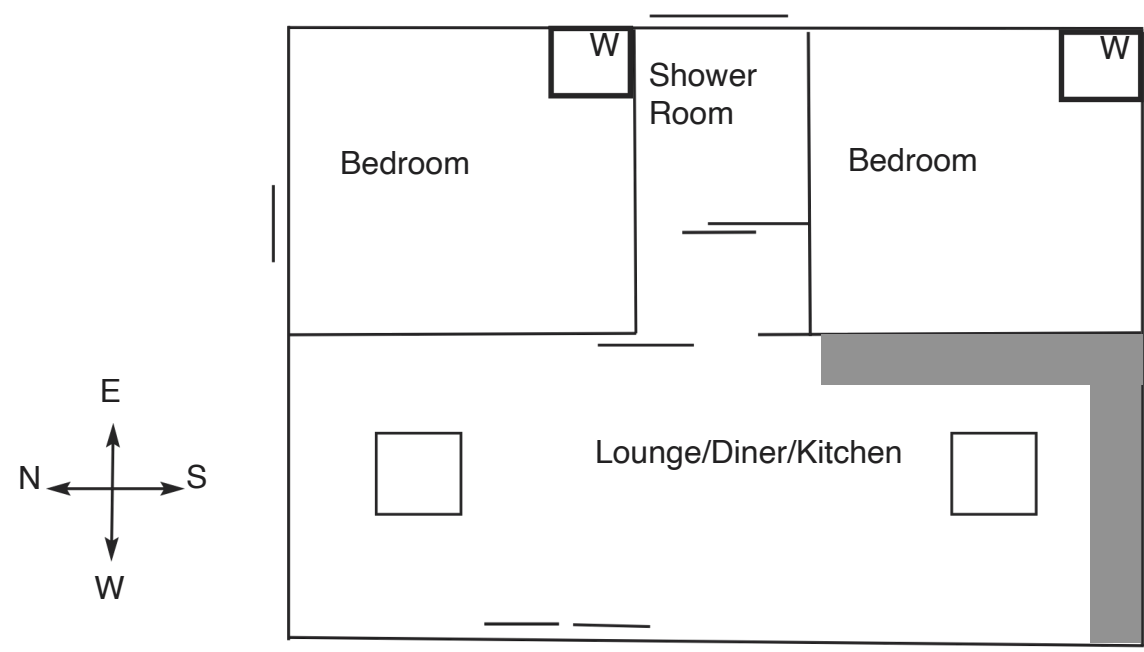


Floor Plan
for Identification Purposes Only
Not to Scale



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

WAIKIKI
45 NORTH BEACH
HEACHAM
PE31 7LJ

Guide Price: £395,00
freehold



**A rare opportunity to purchase a beach front holiday home
with stunning sea views and sunsets**

FIRST FLOOR
OPEN PLAN LOUNGE/DINING/KITCHEN • TWO DOUBLE BEDROOMS •
• SHOWER ROOM •

GROUND FLOOR
THREE GARAGES/STORE ROOMS
SHINGLED PARKING FOR SEVERAL VEHICLES

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

45 North Beach has been completely renovated about 4 years ago and is presented in excellent condition throughout with stunning sea views and sunsets.

The property is located on an unadopted road with a promenade running between Hunstanton and Heacham.

Hunstanton is a popular Victorian seaside resort and Heacham is a large village both have a variety of amenities including water sports, golf clubs, restaurants and supermarkets.

The property briefly comprises:

Side access to **FIRST FLOOR** accommodation.

Open Plan Lounge/Diner/Kitchen: 22'10"x8'9" (7.0x2.7)

kitchen area fitted with a range of base and wall units, incorporating double oven and ceramic hob with extractor over, fridge, space for dining table and chairs, seating area with sliding patio doors with electric remote control blinds, sea views, 2 skylights, sliding door to..

Hall:

Double Bedroom: 8'9"x8'9" (2.7x2.7)

fitted wardrobe:

Double Bedroom: 8'9"x8'9" (2.7x2.7)

fitted wardrobe:

Shower Room:

Sliding door, large shower cubicle, hand basin, wc, towel radiator.

GROUND FLOOR

rear access to three garages/store rooms with double doors, one containing hot water heater and plumbing for washing machine.

OUTSIDE

Access from unadopted road, metal gate leads to shingled parking for several vehicles, sloping path to front access to first floor.

Front lawn leading down to wall, promenade and beach.

Please note that due to planning regulations this property is restricted to occupation from 31st March to 30th September each year.

Council Tax is band 'A' and is class 'G' seasonal occupation restriction £815.85 payable 1st April - 30th September no second home charge.

