LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
Heacham,
King's Lynn,
Norfolk, PE31 7EP

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NO ONWARD CHAIN A mature semi-detached bungalow, offering accommodation including; Entrance Lobby, Living Room, Inner Hall, Kitchen/Dining Room, Conservatory, Two Double Bedrooms and Wet Room. The property which requires a schedule of refurbishment, benefits from UPVC double glazing along with gardens to the front and rear, off-road parking and an integral single garage.

The property is situated within the popular, well-served coastal village of Heacham, just one mile from the South Beach. The village offers a range of amenities which include; a variety of local shops, Lidl supermarket, primary and junior schools, pharmacy, doctor's surgery, vets and public houses. There are regular bus services to the nearby towns of Hunstanton and King's Lynn, along with the popular "Coast Hopper" service around the North Norfolk coast. A perfect location for dog walking, access to the beach and "Wild Ken Hill"

South Moor Drive, Heacham, PE31 7BW

O.I.E.O - £200,000 Freehold

UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE LOBBY
Textured ceiling. Door to:-

LIVING ROOM
15' 9" max x 9' 11" max (4.8m max x 3.02m max)
Textured and coved ceiling, power points, night storage heater, electric wall heater, UPVC double glazed window to front, open fireplace set in feature surround and hearth. Door to:-

INNER HALLWAY
Textured ceiling, access with ladder to roof space, power point, built-in storage cupboard, airing cupboard housing hot water cylinder. Doors to bedrooms, wet room and kitchen/diner.

KITCHEN/DINING ROOM
22' 6" x 8' 11" min opening to 9' 11" max (6.86m x 2.72m min opening to 3.02m max)
Textured and coved ceiling, power points, two night storage heaters, UPVC double glazed window to rear. Range of wall and base units with round edged work surfaces over, tiled splash-backs, stainless steel sink unit with single drainer and taps over, plumbing provision for washing machine. Double glazed white aluminium sliding door to conservatory. Stable door to:-

CONSERVATORY
16' 0" x 9' 2" (4.88m x 2.79m)
UPVC double glazing over a brick base, polycarbonate roof, power points, night storage heater, UPVC double glazed door to rear garden.

BEDROOM ONE
11' 9" x 9' 2" (3.58m x 2.79m)
Textured ceiling, power points, UPVC double glazed window to front.

BEDROOM TWO
8' 11" x 8' 11" (2.72m x 2.72m)
Textured ceiling, power points, night storage heater, UPVC double glazed window to front.

WET ROOM
6' 2" x 5' 4" (1.88m x 1.63m)
Textured ceiling, electric wall heater, fitted vinyl flooring, UPVC double glazed window to side. Walk-in shower area with floor drain, fitted electric shower and full height wet board composite panelling. Wash hand basin, low level WC.

OUTSIDE

FRONT
Garden laid mainly to lawn with borders containing mature shrubs and plants. Concrete driveway supplying car standing and giving access to the garage. Gate at the side giving pedestrian access to the rear.

GARAGE
15' 11" x 7' 10" (4.85m x 2.39m)
Power roller door, power and lighting.

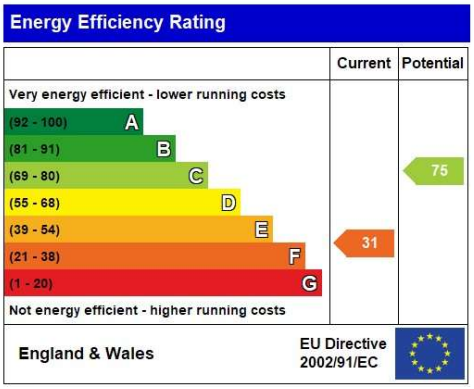
REAR
Garden laid partly to lawn and enclosed mainly by fencing with shaped rose bed. Paved patio area and concrete pad. Path at the side leading to the gate at the front.

DIRECTIONS
From our Heacham office continue along High Street and into Collins Lane. At the T Junction turn left into Staithe Road. Continue past Malthouse Crescent and Cheney Crescent on the left and then take the next left into South Moor Drive. The property will be found further along on the left hand side.

SERVICES
Mains Electricity. Mains Water. Mains Drainage. Night Storage Heating. These services and related appliances have not been tested.

COUNCIL TAX
Band B - £1,898.45 for 2026/27 - Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING
EPC - Band F

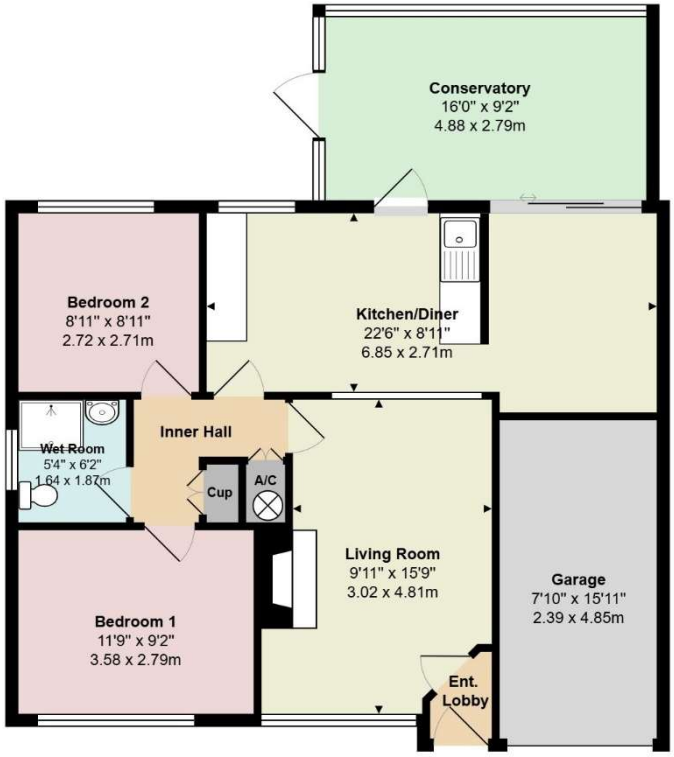












Total Area: 833 ft² ... 77.4 m² (excluding garage)

All measurements are approximate and for display purposes only

South Moor Drive, Heacham, PE31 7BW

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, **L A N D L E S**

Negotiations: All negotiations in respect of this property are to be carried out strictly via the Agents, **L A N D L E S**

***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.

LANDLES

Since 1856

SELLING & LETTING

Town Country Coastal

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

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