



**Caledonian House, Westgate, Hunstanton, PE36 5AT**



welcome to

## Caledonian House, Westgate, Hunstanton

Chain free! A spacious apartment in Hunstanton town centre, just a short stroll from the beach & promenade. The property features 2 double bedrooms, en suite, bathroom, kitchen & good-sized lounge. Additional benefits include communal parking, a 999-year lease & 1/9th share of the freehold.



**Accommodation:****Entrance Hallway****Lounge/Diner**

14' x 17' 5" max into bay window ( 4.27m x 5.31m max into bay window )

**Kitchen**

10' plus door recess x 6' 11" ( 3.05m plus door recess x 2.11m )

**Bedroom One**

14' 11" min, extending to 20' 8 x 10' 10" ( 4.55m min, extending to 20' 8 x 3.30m )

**En Suite****Bedroom Two**

17' 6" including wardrobes x 8' 10" ( 5.33m including wardrobes x 2.69m )

**Bathroom****Agent's Note**

Heating to the property is served by electric heating.  
Please contact the branch for more details if required.



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## Caledonian House, Westgate, Hunstanton

- Spacious first-floor apartment
- Two double bedrooms
- Bedroom One with built-in wardrobes + en-suite
- Town centre location - walk to the beach & promenade
- Ideal for full-time living, a second home or investment

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

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.

**£209,000**



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Property Ref:  
HUN106550 - 0009

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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.



Please note the marker reflects the postcode not the actual property

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