

# LANDLES

## COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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**\*\*NO ONWARD CHAIN\*\*** A spacious First Floor Apartment within a purpose built block, offering accommodation including; Entrance Hall, Lounge/Dining Room, Kitchen, Two Double Bedrooms and Bathroom also with a Shower. The property which benefits from UPVC double glazing and gas central heating, has a single garage, communal parking and lovely, well maintained communal gardens. Just 300m to the sea front cliffs and the town centre approx. 600m.

The property is situated in the popular traditional Victorian seaside town of Hunstanton on the North West Norfolk coastline, well known for being the only West facing town on the East coast providing spectacular sunset vistas across the Wash. The town provides residents with a good array of amenities including supermarkets, independent retailers, cafes, restaurants and theatre to name a few. The broad, sandy beaches of Hunstanton & Old Hunstanton are a particular feature as are the white chalk and sandstone cliffs.

### **Buckingham Court, Hunstanton, PE36 6DA**

### **Price - £180,000 Leasehold**

## **COMMUNAL ENTRANCE DOOR AT THE REAR TO:-**

### **COMMUNAL ENTRANCE HALL**

A well maintained communal lobby, giving access via a few steps to the entrance door of the apartment.

### **ENTRANCE HALL**

Textured and coved ceiling, laminate flooring, power point, telephone socket, door intercom receiver, single radiator, built-in storage cupboard. Doors to bedrooms, bathroom and lounge/dining room.

### **LOUNGE/DINING ROOM**

**22' 2" max into bay x 12' 3" max (6.76m max into bay x 3.73m max)**

Textured and coved ceiling, power points, television point, telephone socket, two double radiators, UPVC double glazed bay window to front. Door to:-

### **KITCHEN**

**12' 5" x 7' 8" (3.78m x 2.34m)**

Textured and coved ceiling, tiled floor, power points, UPVC double glazed window to front, plumbing provision for washing machine. Range of matching wall and base units with round edged work surfaces over, tall boy unit housing gas fired boiler supplying domestic hot water and radiators, mostly full height ceramic wall tiling, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, space for cooker with cooker hood set in a pull-out canopy over, space for fridge freezer.

### **BEDROOM ONE**

**13' 4" x 8' 11" (4.06m x 2.72m)**

Skimmed and coved ceiling, power points, single radiator, UPVC double glazed window to rear.

### **BEDROOM TWO**

**13' 4" max x 7' 5" max (4.06m max x 2.26m max)**

(max room measurements excluding fitted wardrobes) Textured and coved ceiling, power points, single radiator, UPVC double glazed window to rear, range of fitted bedroom furniture including a wardrobe and overhead cupboards.

### **BATHROOM**

**7' 10" x 5' 0" (2.39m x 1.52m)**

(measurements don't include the additional shower area of 4'10" x 2'3") Textured and coved ceiling, tiled floor, full height ceramic wall tiling, wall extractor, shaver socket, heated towel rail. Suite comprising; panelled bath with mixer tap over, wash hand basin set on a vanity unit with cupboard under, low level WC with concealed cistern, built-in shower cubicle with full height composite "wet board" panelling and fitted system mixer shower.

### **OUTSIDE**

#### **GARDENS & COMMUNAL AREAS**

Beautifully presented communal gardens to the front rear and side. Communal bin store and clothes drying area. THE PROPERTY HAS IT'S OWN GARAGE (No. 20) and there is also communal visitors parking

## LEASE INFORMATION

The property has a 999 year lease of which there are some 941 years remaining. The annual Service Charge is £1201.21 for 01/01/2026 to 31/12/2026 and includes the Ground Rent. Mains water is shared and split equally between the owners (Share for 2026 is £136.19 ).

Each property has one share in the Management Company (Buckingham Court Management Company Ltd)

There are restrictions in the lease stating - No Pets and No Holiday Lets

## DIRECTIONS

From Hunstanton town centre turn into Northgate which is opposite the Greevegate end of the High Street. Continue for approximately 450m and Buckingham Court will be found on the right hand side, just before Victoria Avenue. Access to the property is at the rear.

## SERVICES

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

## COUNCIL TAX

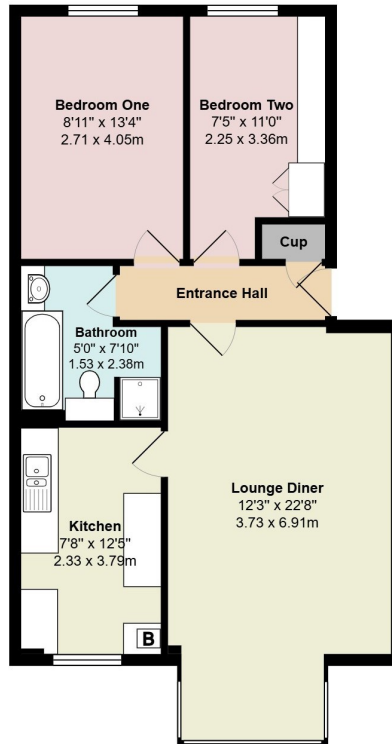
Band B - £1912.49 for 2026/27. Borough Council of King's Lynn & West Norfolk.

## ENERGY PERFORMANCE RATING

EPC Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Total Area: 685 ft<sup>2</sup> ... 63.7 m<sup>2</sup>

All measurements are approximate and for display purposes only

## Buckingham Court, Hunstanton, Norfolk, PE36 6DA

Illustration for identification purposes only. Measurements are approximate. Not to scale

**Tenure:** Leasehold. 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.

# 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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