



Greevegate, Hunstanton, PE36 6AG

welcome to

Greevegate, Hunstanton

A substantial three storey town house on the edge of Hunstanton town centre, within walking distance of the beach. Five bedrooms, former B&B, refurbishment required, garden and garage. No chain.



Situated on the edge of Hunstanton town centre and within walking distance of the beach, this substantial three storey town house, formerly operated as a bed and breakfast, offers generous and highly flexible accommodation with excellent potential for a variety of uses.

Arranged over three floors, the property provides five bedrooms and lends itself well to multi-generational living, home working or reconfiguration to suit modern family needs. The second floor offers the potential for more independent living quarters, subject to a buyer's requirements and any necessary consents.

The house benefits from gas central heating but requires refurbishment, presenting an opportunity for purchasers to update and improve to their own specification.

Outside, the property enjoys a garden and a garage to the rear, a valuable asset in such a central coastal location.

Offered for sale with no onward chain, this is an excellent opportunity to acquire a sizeable property close to Hunstanton's amenities, promenade and beach, with scope to add value.

Entrance Hall

Lounge

Dining Room

Reception Room

Kitchen

Store Room

Wc

Bathroom

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Bedroom Five

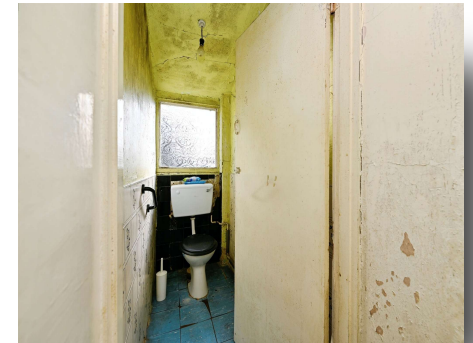
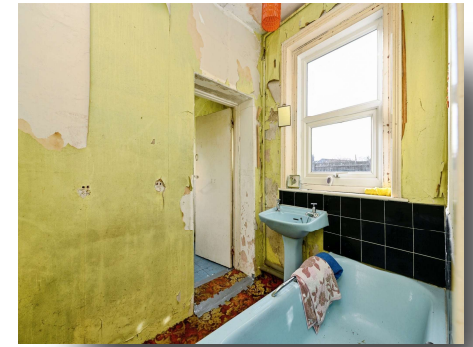
Bathroom

Second Floor

Kitchen

Bedroom Six

Bedroom Seven



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Greevegate, Hunstanton

- Substantial three storey town house in need of refurbishment
- Walking distance to the beach
- Five bedrooms
- Flexible accommodation
- Potential for separate living on second floor

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN107106 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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