LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
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A large semi-detached Victorian house offering accommodation including; Entrance Hall, Cloakroom, Store Rooms, Kitchen, Dining Room, Former Pantry, Inner Hall and Living Room to the ground floor, Landing Two Double Bedrooms, Lobby/Study Area, Bathroom and Separate WC to the first floor, along with, Landing, Two Double Bedrooms and Attic Rooms to the second floor. The property which could be a development and investment opportunity (SEE AGENT'S NOTES), requires a schedule of refurbishment and is the rear part of what was a substantial detached Victorian house.

The property offers superb, enviable second floor views over Lincoln Square to the sea and is situated, just 400m from the beach, within the popular Victorian coastal 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.

St. Edmunds Avenue, Hunstanton, PE36 6BP

Price - £250,000 Leasehold

ENTRANCE DOOR TO:-

ENTRANCE HALL
5' 6" x 4' 0" (1.68m x 1.22m)
Chequer patterned quarry tiled floor. Doors to:-

CLOAKROOM
5' 6" x 3' 0" (1.68m x 0.91m)
Window to rear, chequer patterned quarry tiled floor, low level WC, wash hand basin.

STORE
8' 1" x 5' 6" (2.46m x 1.68m)
Hatch opening to rear, light and shelving.

KITCHEN
13' 5" x 10' 5" max (4.09m x 3.18m max)
Chequer patterned quarry tiled floor, power points, sash window to side, plumbing provision for washing machine. Range of base units with round edged work surfaces over, stainless steel sink unit with single drainer, space for cooker, space for fridge freezer. Door to:-

DINING ROOM
13' 5" x 12' 1" min (4.09m x 3.68m min)
Sash window to side, power points, airing cupboard housing hot water cylinder, open fireplace set in tiled surround and hearth, door to inner hall. Door to:-

FORMER PANTRY
6' 7" x 6' 4" (2.01m x 1.93m)
Exposed wood flooring, sash window to side, light and shelving.

INNER HALL
Night storage heater, stairs to first floor landing. Door to:-

LIVING ROOM
16' 11" max x 13' 4" max (5.16m max x 4.06m max)
Moulded coving, power points, sash window and door to side, feature cast iron fireplace set in an ornate tiled and wood surround with a tiled hearth.

FIRST FLOOR LANDING
Window on stairs to side, power points, night storage heater, stairs to 2nd floor landing. Doors to:-

BEDROOM ONE
14' 6" x 11' 11" min (4.42m x 3.63m min)
A double aspect room with sash windows to the side and rear, power points, built-in storage cupboard, feature cast iron fireplace.

LOBBY/STUDY AREA
13' 5" max x 4' 6" (4.09m max x 1.37m)
Sash window to side, power points, low level storage cupboard under window.

BEDROOM TWO
14' 7" x 10' 5" max (4.44m x 3.18m max)
A double aspect room with sash windows to the side and rear, power points, night storge heater.

BATHROOM
7' 10" x 6' 10" (2.39m x 2.08m)
Sash window to side, exposed wood flooring, cast iron radiator. Suite comprising; panelled bath with tiled splash-back, wash hand basin with tiled splash-back and cupboard under.

SEPARATE WC
6' 11" x 3' 8" (2.11m x 1.12m)
Sash window to side, exposed wood flooring, low level WC.

SECOND FLOOR LANDING
Large skylight over stairs, power points. Doors to:-

BEDROOM THREE
16' 0" x 12' 11" min opening to 17' 5" max (4.88m x 3.94m min opening to 5.31m max)
UPVC double glazed sash bay window to front with stunning views over looking Lincoln square and out to sea. Skylight, power points, night storage heater, shelving, feature cast iron fireplace. Door to eaves storage space.

BEDROOM FOUR
16' 2" max x 16' 0" (4.93m max x 4.88m)
UPVC double glazed sash bay window to front with stunning views over looking Lincoln square and out to sea. Skylight, power points, cast iron fireplace. Door to eaves storage space.

SMALL ATTIC ROOM
12' 2" x 8' 0" max (3.71m x 2.44m max)
(restricted head height - max room measurements at floor level excluding sloping ceiling) Wood panelling, butler sink, power points.

LARGE ATTIC ROOM
19' 9" min x 22' 3" max (6.02m min x 6.78m max)
(restricted head height - max room measurements at floor level excluding sloping ceilings) Wood panelling, feature round window to rear, skylight, power points.

EXTERNAL STORE
8' 1" x 5' 6" (2.46m x 1.68m)
An integral store with power and lighting.

OUTSIDE

To the rear is an enclosed garden and a single garage. Please note the garden and garage are not on the property title and we understand that they are owned by the freeholder the Diocese of Norwich. However the owners of the property have had unencumbered right of way and use of the garden and garage for over 70 years.

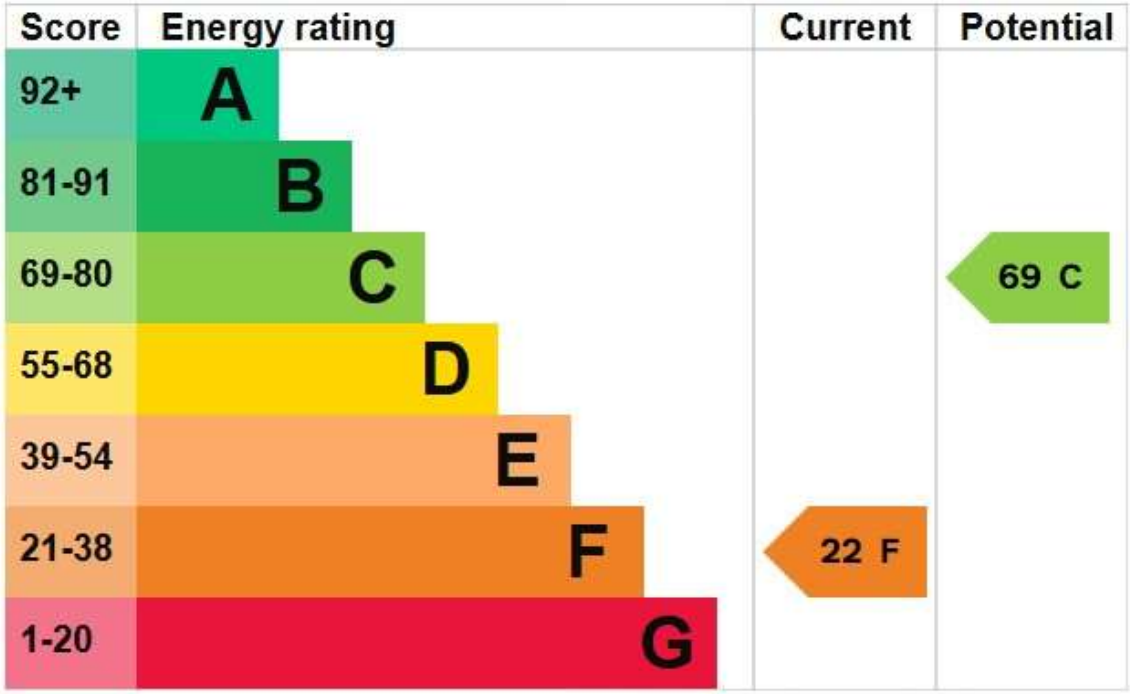
DIRECTIONS
From the roundabout by the water tower continue ahead on the A149 passing the police station on the right and at the recreation ground turn left into Greevegate and then take the first right into Church Street. Immediately after Lower Lincoln Street on your left Church Street turns into St Edmunds Avenue. The property will be found further along on the left hand side opposite Glebe Avenue.

SERVICES
Mains Electricity. Mains Water. Mains Drainage - These services and related appliances have not been checked or tested.

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COUNCIL TAX
Band C - £2185.72 for 2026/27. Borough Council of King's Lynn & West Norfolk

ENERGY PERFORMANCE RATING
EPC - Band F



AGENT'S NOTES
The property has development/investment potential (subject to relevant planning permissions and building regulations being obtained).

* Parts of the property are Flying Leasehold with the adjoining property at 38 Northgate.

The property is registered with Good Title at Land Registry. However the lease and garden situation is complex and Landles Coastal therefore advise that all potential buyers take advice from a solicitor before making financial commitments to purchase the property.

The Estate Agents Act 1979 - Declaration of Interest. There is a related interest in the property with one of the partners of Landles.

TENURE
Leasehold. Vacant possession upon completion.

The property has a 998 year lease from 29th September 1893 of which there are some 864 years remaining.





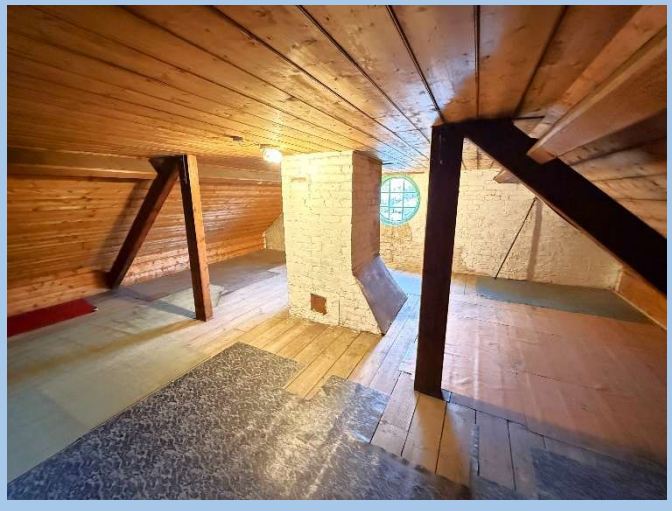














St. Edmunds Avenue, Hunstanton, PE36 6BP

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, **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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