

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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

01485 524544

info@landles.co.uk

www.landles.co.uk



****NO ONWARD CHAIN**** A deceptively spacious detached bungalow offering accommodation including; Entrance Porch, Entrance Hall, Kitchen/Breakfast Room, Living Room, Two Double Bedrooms (one with a sun lounge at one end) and a Large Family Bathroom. The property which benefits from UPVC double glazing and gas central heating has, well-maintained gardens to the front and rear along with off-road parking and an adjoining single garage.

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.

Frobisher Crescent, Hunstanton, PE36 5DZ

Offers In Excess Of - £350,000 Freehold

UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR TO:-

ENTRANCE PORCH

5' 11" x 5' 11" (1.8m x 1.8m)

Skimmed & coved ceiling, power point, single radiator, UPVC double glazed window to side. Internal glazed door with glazed side panels to:-

ENTRANCE HALL

20' 10" x 5' 10" (6.35m x 1.78m)

Skimmed & coved ceiling, access to roof space, power points, telephone socket, single radiator, built-in storage cupboard, linen cupboard with radiator and shelving. Doors to:-

LIVING ROOM

21' 1" x 12' 11" (6.43m x 3.94m)

Skimmed & coved ceiling, power points, television point, telephone socket, two double radiators, UPVC double glazed windows to front and side, feature ornamental fireplace with living flame effect electric fire.

KITCHEN/BREAKFAST

19' 9" max x 9' 10" min (6.02m max x 3m min)

Skimmed & coved ceiling, ceiling light/fan, tiled floor, power points, double radiator, UPVC double glazed window to rear, plumbing provision for washing machine, built-in storage cupboard housing gas fired boiler supplying domestic hot water and radiators. Range of matching wall and base units with round edged work surfaces over, tiled splash-backs, two matching glass display cabinets, composite sink unit with single drainer and mixer tap over, built-in electric double oven, built-in ceramic hob with cooker hood set in a pull-out canopy over, space for fridge freezer. UPVC double glazed stable door to side.

BEDROOM ONE

16' 11" x 13' 11" (5.16m x 4.24m)

Skimmed & coved ceiling, power points, television point, telephone socket, double radiator, built-in wardrobe. Opening through to:-

SUN ROOM

9' 6" max x 7' 9" max (2.9m max x 2.36m max)

UPVC double glazing with views over rear garden. UPVC double glazed door to rear garden.

BEDROOM TWO

14' 1" x 13' 11" (4.29m x 4.24m)

Skimmed & coved ceiling, ceiling light/fan, power points, television point, telephone socket, double radiator, UPVC double glazed window to front, built-in wardrobe with sliding mirrored doors.

BATHROOM

13' 9" max x 8' 9" max (4.19m max x 2.67m max)

Skimmed and coved ceiling, tiled floor, double radiator, UPVC double glazed window to rear, full height ceramic wall tiling, wall extractor. Suite comprising; a large bath with central mixer tap and shower attachment over set in a raised tiled surround. Built-in shower cubicle with fitted system mixer shower. Wash hand basin set on a vanity unit with cupboard under, low level WC.

OUTSIDE

FRONT

The property has a walled frontage with a driveway opening to gravelled car standing and giving access to the garage. Gate with stone resin path to front entrance porch and to a gate at the left side giving pedestrian access to the rear. Garden areas laid mainly to gravel with borders containing mature shrubs and plants.

GARAGE

17' 0" max x 9' 3" (5.18m max x 2.82m)

An enclosed lean-to garage with up and over power door, lighting, personnel door to rear.

REAR

Paved patio areas off the side of the of Bedroom One Sun Room which lead onto the garden laid mainly to lawn and enclosed mostly by fencing with borders containing a large variety of mature shrubs, plants and trees. Roll out sun awning attached to the bungalow over the patio. Timber summerhouse with paved frontage. Outside tap.

DIRECTIONS

Travel along the A149 from Heacham and on reaching the roundabout at Redgate Hill, Hunstanton, take the third exit - again along the A149. Take the second turning left into Sandringham Road and then the first turning left into Collingwood Road. Continue on this road for a distance until it doubles back on itself to the main road and turn left into Frobisher Crescent. The property will be found towards the end on the left hand side.

SERVICES

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

COUNCIL TAX

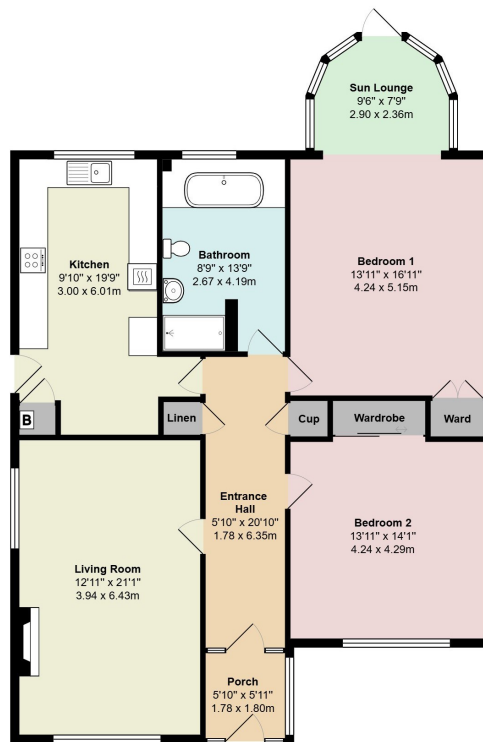
Band D - £2,458.93 for 2026/27. Borough Council of King's Lynn & West Norfolk

ENERGY PERFORMANCE RATING

EPC - Band TBA

EPC GRAPH TO FOLLOW





Total Area: 1349 ft² ... 125.3 m²
All measurements are approximate and for display purposes only

Frobisher Crescent, Hunstanton, Norfolk, PE36 5DZ

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

KING'S LYNN OFFICE:

Blackfriars Chambers, Blackfriars Street, King's Lynn PE30 1NY

t: 01553 772816

COASTAL OFFICE:

32 High Street, Heacham, Norfolk PE31 7EP

t: 01485 524544

e: info@landles.co.uk

www.landles.co.uk