

TO LET

Cruso & Wilkin



*Flat 4 Dolphin House
15 Cliff Terrace
Hunstanton
£750 per calendar month*



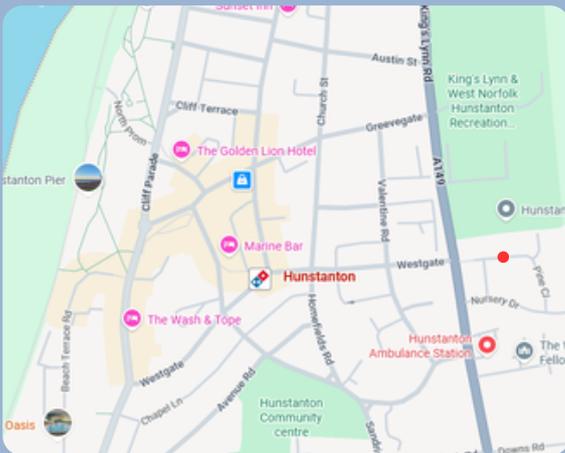
The Estate Office, Church Farm,
Station Road, Hillington, King's Lynn, Norfolk
PE31 6DH
01553 691691

The Estate Office, 2 Northgate,
Hunstanton, Norfolk
PE36 6BA
01485 535600



Location

*Flat 4, Dolphin House
15 Cliff Terrace
Hunstanton, PE36 6DY*



Description

Situated on Cliff Terrace close to Hunstanton town centre with parking space to rear. First floor two bedroom apartment with sea-views. Newly redecorated throughout with gas central heating and UPVC double glazing throughout.

Directions

Directions from our Hunstanton Office:

Head north on Northgate, take first left hand turning onto Cliff Terrace. Dolphin House is located on right hand side 15 Cliff Terrace.



///scars.flop.major



Nearest Postcode
PE36 6DY

The Accommodation

Hallway

Doors to:

Kitchen / Living Area (4.50m x 4.11m 14'9" x 13'6" maximum measurements)

Two UPVC double glazed window to the front aspect, wood effect laminate flooring and radiator. Range of matching wall and base units with granite effect worktop over. Inset stainless steel sink and drainer unit with hot and cold tap over. Integrated electric oven with four ring electric hob and extractor hood over.

Bedroom One (3.76m x 2.72m 12'4" x 8'11")

UPVC double glazed window to the front aspect and radiator.

Bedroom Two (2.96m x 2.51m 9'8" x 8'3")

UPVC double glazed window to the rear aspect. Cupboard containing space and plumbing for washing machine. Radiator.

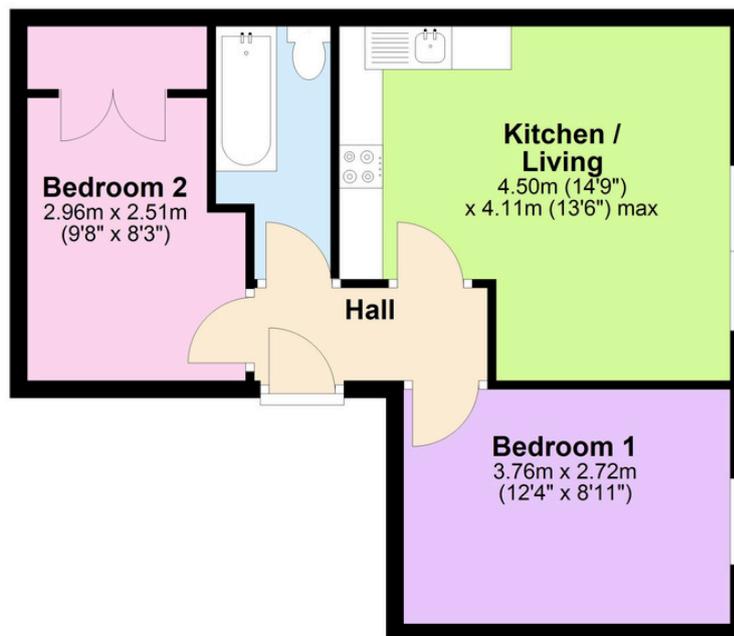
Bathroom

Three piece bathroom suite comprising of, W.C., pedestal hand wash basin and bath with shower over.



Living Accommodation

Approx. 43.8 sq. metres (472.0 sq. feet)



Total area: approx. 43.8 sq. metres (472.0 sq. feet)

Deposit

A deposit of £1700.00 will be required prior to the commencement of the tenancy. The deposit is held in the Landlords Deposit Scheme (DPS) as stakeholders who are members of the Deposit Scheme in compliance with current legislation. Please note the following applies to the deposit held at the end of the tenancy:

1. Return of the deposit will be by cheque or direct payment to the bank only.
2. If the Tenancy is held in joint names we shall require joint instructions on how to return the deposit.
3. In the event of a dispute at the end of the tenancy the deposit will be held pending agreement between Landlord/Tenant as to the amount of any dilapidations payable. This will be referred to the Tenancy Deposit Scheme in the event of non-agreement.



Viewing Arrangements

Strictly by prior appointment with the Landlord’s Agent, Cruso & Wilkin, telephone: 01485 535600. All viewings to be conducted during daylight hours only.

Council Tax Band

A

Local Authority

Borough Council of King’s Lynn & West Norfolk
Telephone: 01553 616200

Energy Performance Certificate

C– Valid Until January 2034



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Nicola Lee:

01485 535600

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Particulars prepared: January 2026

Photographs taken: December 2025

Important Notices

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective purchasers are advised to check measurements for any particular purpose e.g. Fitted carpets and furniture. No assumptions should be made with regard to photographs, e.g. that any contents shown are included. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin, their joint Agents or the Vendors or Lessors.

Cruso & Wilkin

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Kings Lynn, Snettisham, Norfolk
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