

## DIRECTIONS

SAT NAV: PE31 7SY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

*"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.*

*The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.*

*Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.*

*The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.*

*This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.*



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estate agents

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Leaside Court Leaside Heacham King's Lynn PE31 7SY

**GROUND FLOOR ONE BEDROOM MAISONETTE IN DESIRABLE  
LOCATION CLOSE TO THE BEACH**

**King's Lynn**

**£130,000 Leasehold**

01553 692828  
sales@brittons.net





**ENTRANCE HALL**

Fitted carpet, radiator, door to lounge and stairs to first floor.

**LOUNGE**

Fitted carpet, window to front aspect, radiator, large understairs storage cupboard.

11'09 x 10'06 (3.58m x 3.20m)

**KITCHEN**

Fitted kitchen with range of wall-mounted, base and drawer units and wood effect worktop over. Window to front aspect, splashback wall tiling, extractor fan, space for oven, stainless steel sink with drainer, space for fridge/freezer and space and plumbing for washing machine. Vinyl flooring.

8'08 x 5'07 (2.64m x 1.70m)

**MASTER BEDROOM**

Fitted carpet, window to front aspect, radiator, bathroom/en-suite, loft access.

16'07 x 11'08 (5.05m x 3.56m)

**BATHROOM**

Three piece suite comprising of fitted bath with shower attachment, W.C and hand wash basin. Extractor fan. Vinyl flooring.

7'01 x 6'02 (2.16m x 1.88m)

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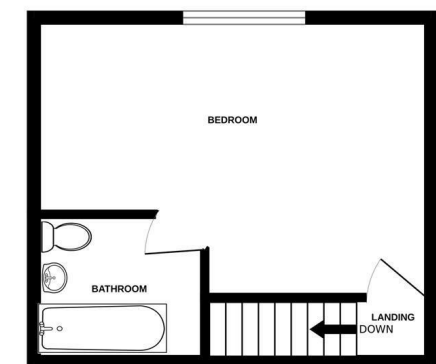
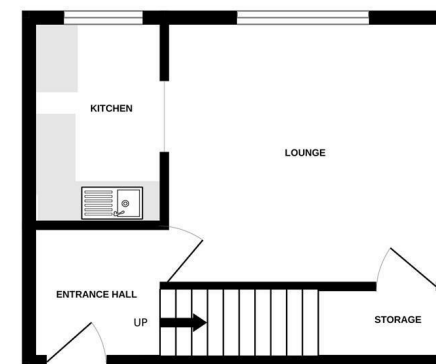
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**\*NO UPWARD CHAIN\*** Nestled a stones throw from Heacham Beach, this delightful duplex maisonette offers a unique opportunity for those seeking a coastal retreat. Set over two floors, the property features a private staircase that leads you to a comfortable living space, perfect for relaxation and entertaining. The maisonette comprises one well-proportioned reception room, ideal for hosting friends or enjoying quiet evenings at home. The bedroom is thoughtfully designed to provide a peaceful sanctuary, while the bathroom is conveniently located to serve both residents and guests. Additionally, the property boasts a loft, providing extra storage space or the potential for further development. This maisonette has been well-maintained, with a recent consumer unit ensuring modern electrical safety. Its prime location is a significant highlight, as it is just a short 3 to 5-minute stroll to the beautiful beach, where you can enjoy the stunning coastal views and fresh sea air. For your everyday needs, a variety of restaurants, pubs, and shops are within a 5 to 10-minute walk, along with a regular bus service that connects you to nearby areas. This property is situated in a highly sought-after location, making it an excellent choice for first-time buyers, investors, or those looking for a holiday home. In summary, this charming duplex maisonette in Heacham presents a wonderful opportunity to embrace coastal living in a vibrant community. With its convenient amenities and proximity to the beach, it is sure to attract interest from a range of buyers. Don't miss your chance to make this delightful property your own.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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