

# LANDLES

## COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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A modern apartment offering accommodation including; Ground Floor Entrance Hall, Landing, Open Plan Living Room/Diner/Kitchen, Bedroom One and Shower Room to the first floor, along with Bedroom Two and Ensuite Bathroom to the second floor. This nicely presented property which benefits from UPVC double glazing and night storage heating, has off-road parking for two cars, along with well maintained communal gardens.

The property is situated in a purpose built development, at the centre of the popular, well-served village of Dersingham. The village offers a wide range of facilities to include: doctor's surgery, vets, library, chemist, schools, supermarket, opticians and public houses. There are plenty of countryside walks with the royal estate of Sandringham approximately 1.5 miles away. The popular coastal town of Hunstanton is a short drive away (7 miles) and a wider range of shopping and leisure facilities can be found in King's Lynn (10 miles) which also benefits from a main line rail link to Ely, Cambridge and King's Cross.

**The Green, Dersingham, Norfolk, PE31 6RG**

**Price - £230,000 Leasehold**

## **UPVC FRONT ENTRANCE DOOR TO:-**

### **GROUND FLOOR ENTRANCE HALL**

Textured and coved ceiling, wall mounted consumer units, stairs to first floor landing.

### **FIRST FLOOR LANDING**

Textured & coved ceiling, power point, night storage heater, stairs to second floor landing. Door to:-

### **OPEN PLAN LOUNGE/DINER/KITCHEN**

#### **LOUNGE/DINER AREA**

**16' 8" max x 15' 6" max (5.08m max x 4.72m max)**

Textured & coved ceiling, power points, television point, telephone socket, two night storage heaters, UPVC double glazed window to front, door to shower room. Opening through to:-

#### **KITCHEN AREA**

**11' 9" x 9' 9" (3.58m x 2.97m)**

Textured & coved ceiling, power points, plumbing provision for washing machine, UPVC double glazed window to rear. Range of matching wall and base units with work surfaces over, tiled splash-backs, one and a half bowl sink unit with single drainer and mixer tap over, breakfast bar with cupboards under, built-in electric oven, built-in electric hob with cooker hood set in a pull-out canopy over, space for under counter fridge. Door to:-

#### **BEDROOM ONE**

**10' 1" max x 9' 9" max (3.07m max x 2.97m max)**

Textured & coved ceiling, power points, wall mounted electric panel heater, UPVC double glazed window to rear, built-in wardrobe.

#### **SHOWER ROOM**

**6' 6" max x 4' 10" max (1.98m max x 1.47m max)**

Textured & coved ceiling, wall extractor, vinyl floor covering, electric wall heater. Suite comprising; corner quadrant shower cubicle with tiled splash-backs and fitted electric shower, pedestal wash hand basin with tiled splash-back, low level WC.

### **SECOND FLOOR LANDING**

Textured & coved ceiling, power point, airing cupboard housing hot water cylinder. Door to:-

#### **BEDROOM TWO**

**17' 3" max x 9' 10" min opening to 13' 8" max (5.26m max x 3m min opening to 4.17m max)**

Mostly textured & coved ceiling, access to roof space, power points, night storage heater, UPVC double glazed dormer window to front, double glazed "Velux" skylight to rear, hatches to eaves. Door to:-

#### **ENSUITE BATHROOM**

**9' 7" max x 5' 5" min (2.92m max x 1.65m min)**

Mostly textured & coved ceiling, UPVC double glazed dormer window to rear, electric wall heater, chrome heated towel rail. Suite comprising; panelled bath with tiled splash-back and fitted system mixer shower over, pedestal wash hand basin with tiled splash-back, low level WC.

## OUTSIDE

The property is set in delightful well kept communal gardens and benefits from having two allocated parking spaces.

## DIRECTIONS

From the Dersingham traffic lights proceed along Hunstanton Road passing the Post Office on the left and take the next right into Hawthorn Drive. Take the next right into the development and continue round to the right where you will find visitor parking. The property is just across the drive from here.

## SERVICES

Mains Electricity. Mains Water. Mains Drainage. Night Storage Heating. These services and related appliances have not been tested.

## COUNCIL TAX

Band B - £1816.62 for 2025/26. Borough Council of King's Lynn & West Norfolk

## ENERGY PERFORMANCE RATING

EPC - Band D

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

## LEASE INFORMATION

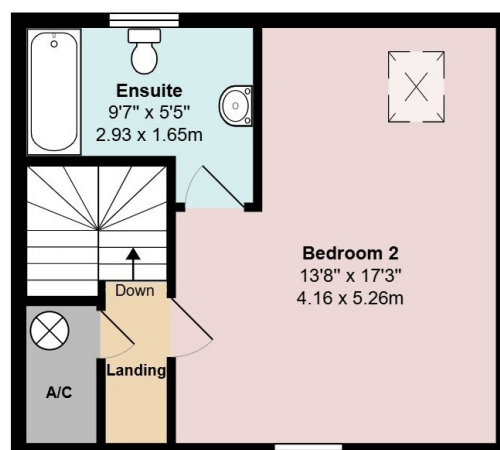
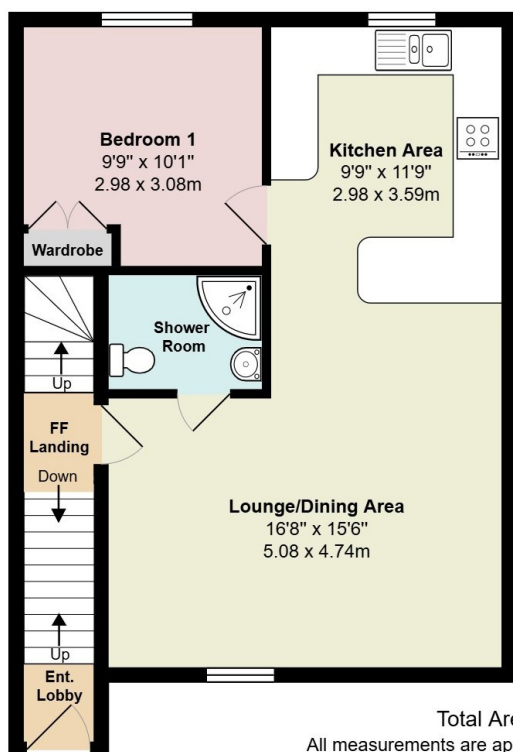
999 years from 1st January 1994. 966 years remaining.

Service Charge for 2026 is currently £1055.60 per annum, payable quarterly. Rounce and Evans are the managing agents of the development.









Total Area: 910 ft<sup>2</sup> ... 84.5 m<sup>2</sup>  
All measurements are approximate and for display purposes only

## The Green, Hunstanton Road, Dersingham, King's Lynn, PE31 7AS

Illustration for identification purposes only. Measurements are approximate. Not to scale

**Tenure:** Leasehold. 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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