

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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

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A modern End-Terrace House offering accommodation including; Living Room and Kitchen/Diner to the ground floor, along with Landing, Two Bedrooms and Bathroom to the first floor. This well presented property which benefits from UPVC double glazing and gas central heating, has gardens to the front and rear along with off-road parking and an adjoining single garage.

The property is situated within the popular coastal village of Heacham, just under 700m to the North Beach. The village offers a range of amenities including; local shops, Lidl supermarket, primary school, pharmacy, hairdressers, doctors surgery, vets and public houses. There are regular bus services to the nearby towns of Hunstanton (4 miles) and King's Lynn (14 miles) which has a main line rail link to London Kings Cross. The regular "Coast Hopper" bus service offers access along the North Norfolk Coast. A delightful location for dog walking, access to Wild Ken Hill and local beaches.

Leaside, Heacham, Norfolk, PE31 7TQ

O.I.E.O - £250,000 Freehold

STORM PORCH WITH UPVC FRONT ENTRANCE DOOR:-

LIVING ROOM

16' 7" opening to 18' 10" max into bay x 11' 9" (5.05m opening to 5.74m max into bay x 3.58m)

Textured and coved ceiling, power points, TV point, telephone socket, UPVC double glazed bay window to front, vertical bar radiator, stairs to first floor landing. Door to:-

KITCHEN

11' 9" x 8' 9" (3.58m x 2.67m)

Textured and coved ceiling, vinyl floor covering, power points, vertical bar radiator, UPVC double glazed window to rear, plumbing provision for washing machine and dishwasher. Range of matching wall and base units with work surfaces over, tiled splash-backs, stainless steel sink unit with single drainer and mixer tap over, built-in electric oven, built-in ceramic hob with stainless steel extractor hood over, space for under counter fridge. UPVC double glazed door to rear.

FIRST FLOOR LANDING

Textured ceiling, access to roof space, power points. Doors to:-

BEDROOM ONE

11' 9" x 8' 9" (3.58m x 2.67m)

Textured ceiling, power points, bar radiator, UPVC double glazed window to rear, built-in storage cupboard.

BEDROOM TWO

11' 9" x 7' 9" (3.58m x 2.36m)

Textured ceiling, power points, vertical bar radiator, UPVC double glazed window to front.

BATHROOM

8' 6" x 5' 3" (2.59m x 1.6m)

Textured ceiling, vinyl floor covering, UPVC double glazed window to side, chrome heated towel rail, composite wet board panelling around bath, sink and WC. Suite comprising; "P" shaped bath with curved shower screen, mixer tap and shower attachment over, wash hand basin set on a vanity unit with cupboard under, low level WC.

OUTSIDE

FRONT

Garden laid mainly to gravel with a paved path to the front entrance door. Brick weave driveway supplying car standing and giving access to the garage along with a border containing mature shrubs and plants and a gate giving pedestrian access to rear.

REAR

Paved patio area off the rear of the kitchen and garage. Garden laid mainly to lawn and enclosed by fencing, outside tap, gate to front.

GARAGE

17' 5" x 8' 7" (5.31m x 2.62m)

Up and over door, power and lighting, wall mounted combi gas fired boiler supplying gas fired domestic hot water and radiators.

DIRECTIONS

At the Heacham Lavender traffic lights, turn into the village on Lynn Road. Keep on this road until this becomes Station Road passing the Post Office and the skate park on the left. Take the third turning right into Leaside which is immediately after the West Norfolk pub.

SERVICES

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

COUNCIL TAX

BAND B - £1898.45 for 2026/27. Borough Council of King's Lynn & West Norfolk.

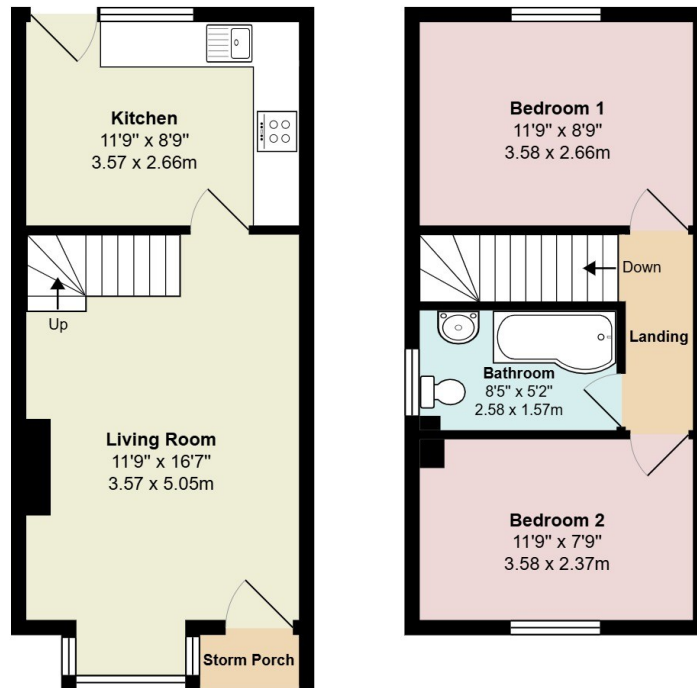
ENERGY PERFORMANCE RATING

EPC - Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Total Area: 614 ft² ... 57.1 m² (excluding storm porch)
 All measurements are approximate and for display purposes only

Leaside, Heacham, King's Lynn, Norfolk, PE31 7TQ

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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