

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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

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A period, brick and carrstone End-Terrace Cottage offering accommodation including; Entrance Hall, Living Room, Dining Room, Kitchen and Rear Entrance Porch to the ground floor, along with Landing, Two Double Bedrooms and Bathroom to the first floor. The property which benefits from UPVC double glazing and gas central heating has off-road parking to the front along with an enclosed garden to the rear. The cottage is eminently suitable as a rental investment, holiday let or holiday home.

The property is situated in a desirable location within the popular, well-served coastal village of Heacham, just 0.8 miles to the South Beach. The village offers a range of amenities which include; a variety of local shops, Lidl supermarket, primary and junior schools, pharmacy, doctor's surgery, vets and public houses. There are regular bus services to the nearby towns of Hunstanton and King's Lynn, along with the popular "Coast Hopper" service around the North Norfolk coast. A perfect location for dog walking, access to the beach and "Wild Ken Hill" .

Fenway, Heacham, Norfolk, PE31 7BH

"Offers In Excess Of" - £250,000 Freehold

FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

7' 3" x 4' 11" (2.21m x 1.5m)

Skimmed ceiling, power points, double radiator, UPVC double glazed windows to the front and side. Glazed panelled door to:-

LIVING ROOM

16' 0" max x 11' 10" max (4.88m max x 3.61m max)

Papered ceiling, power points, telephone socket, double radiator, UPVC double glazed windows to the front and side, open fireplace and hearth set in a brick surround. Door with stairs to first floor landing. Door to:-

DINING ROOM

10' 0" x 9' 5" (3.05m x 2.87m)

Skimmed ceiling, power points, double radiator, UPVC double glazed window to rear. Door to rear porch. Opening to:-

KITCHEN

9' 6" x 5' 7" (2.9m x 1.7m)

Skimmed ceiling, vinyl floor covering, power points, UPVC double glazed window to rear, plumbing provision for washing machine, wall mounted gas fired boiler supplying domestic hot water and radiators. Range of wall and base units with round-edged 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, space for fridge freezer.

REAR ENTRANCE PORCH

Window to side, wood stable door to rear.

FIRST FLOOR LANDING

Skimmed ceiling, access to roof space, power point, double radiator. Doors to:-

BEDROOM ONE

11' 1" opening to 12' 10" max x 10' 11" max (3.38m opening to 3.91m max x 3.33m max)

Skimmed ceiling, power points, double radiator, UPVC double glazed window to front, built-in storage cupboard, ornamental cast iron fireplace.

BEDROOM TWO

10' 5" x 8' 7" (3.18m x 2.62m)

Skimmed ceiling, power points, double radiator, UPVC double glazed window to rear.

BATHROOM

7' 4" x 7' 2" (2.24m x 2.18m)

Skimmed ceiling, vinyl floor covering, UPVC double glazed window to rear, shaver socket, heated towel rail. Suite comprising; panelled bath with tiled splash-back, corner shower cubicle with full height ceramic wall tiling and fitted system mixer shower, pedestal wash hand basin with tiled splash-back, low level WC.

OUTSIDE

FRONT

Laid mainly to gravel car-standing with some inset shrubs and plants. There is a shared pedestrian access down the side to a gate into the rear garden.

REAR

Small walled courtyard to the rear of the cottage with a gate leading to the garden. Gate at the side giving pedestrian access to the front and also provides access across this part of the rear for next door (No. 3). The cottage has a mostly enclosed garden laid mainly to lawn with inset shrubs and plants. Steel tool shed. Timber garden shed. Brick outbuilding at the very bottom of the garden.

DIRECTIONS

From our Heacham office continue along High Street and into Collins Lane. At the T Junction turn left into Staithe Road. Continue up the hill into Lamsey Lane, passing Fenside on the right and take the next right into Folgate Road. In approximately 130m turn left into Fenside and the property will be found just a short distance further along on the right.

SERVICES

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

COUNCIL TAX

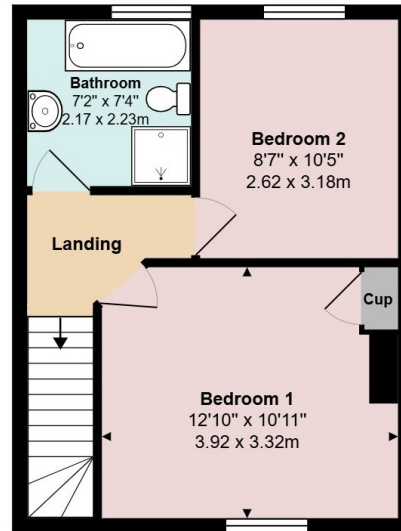
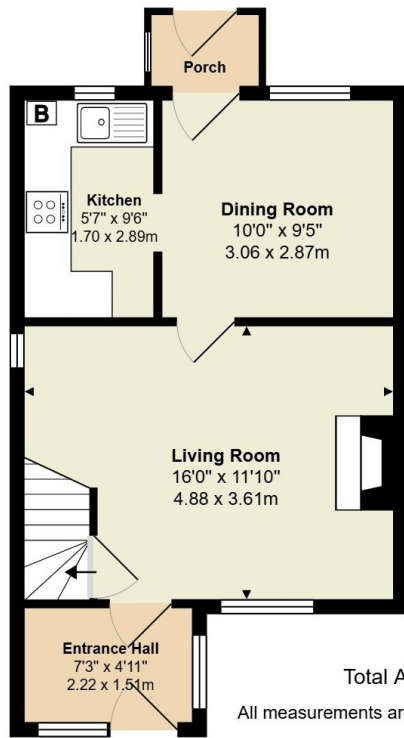
BAND B - £1,898.45 for 2026/27. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING

EPC - Band E

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |





Total Area: 751 ft² ... 69.8 m²

All measurements are approximate and for display purposes only

Fenway, Heacham, King's Lynn, Norfolk, PE31 7BH

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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