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# BIRDS

## ESTATE AGENTS

ESTABLISHED 37 YEARS



62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL

4 SUNNYSIDE  
HEACHAM  
PR31 7DU

To Let: £975 pcm  
unfurnished



A mid terraced refurbished 3 bedroom cottage located in the heart of the village close to local amenities.

ENTRANCE HALL • SITTING ROOM • KITCHEN/DINER • BATHROOM •  
FRIST FLOOR

LANDING • 3 BEDROOMS

OUTSIDE:

Low Maintenance Front Garden, Rear Patio Garden, Large Shed.  
Street Parking

SERVICES: ALL MAINS CONNECTED

COUNCIL TAX BAND: 'A' (£1555.59 2025/26)

• GAS CENTRAL HEATING • DOUBLE GLAZING •



TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

4 SUNNYSIDE is a mid terraced cottage located just off Caley Street in the centre of the village close to local amenities and schools, the beach and promenade just a short walk away.

The property has been renovated about 2 years ago including rewiring, gas central heating, new fitted kitchen and bathroom, new flooring and decorating, comprising:

## GROUND FLOOR

### Entrance Hall:

Stairs to first floor.

### Sitting Room: 12'7" into alcove x11'23" (3.81x3.43)

radiator, understairs cupboard, wood effect laminate flooring.

### Kitchen/Diner: 15'10"x10'11" (4.85x3.30)

fitted with a range of base and wall units, electric oven and ceramic hob with extractor over, stainless steel sink unit with mixer taps, wall mounted combi boiler, space for washing machine and fridge/freezer, wood effect laminate flooring, patio doors to rear garden.

### Bathroom: 8'10"x8'2" (2.68x2.46)

panelled bath with shower mixer taps, hand basin, towel radiator, wc, ceramic tiled floor, extractor fan.

## FIRST FLOOR

Small landing with loft hatch, cupboard containing consumer unit and electric meter.

### Bedroom 1: 15'2" into alcove x9'8" (4.61x2.95).

radiator, wood effect laminate flooring

### Bedroom 2: 12'3" 7'10" x9'8" (3.73x2.37)

radiator, wood effect laminate flooring

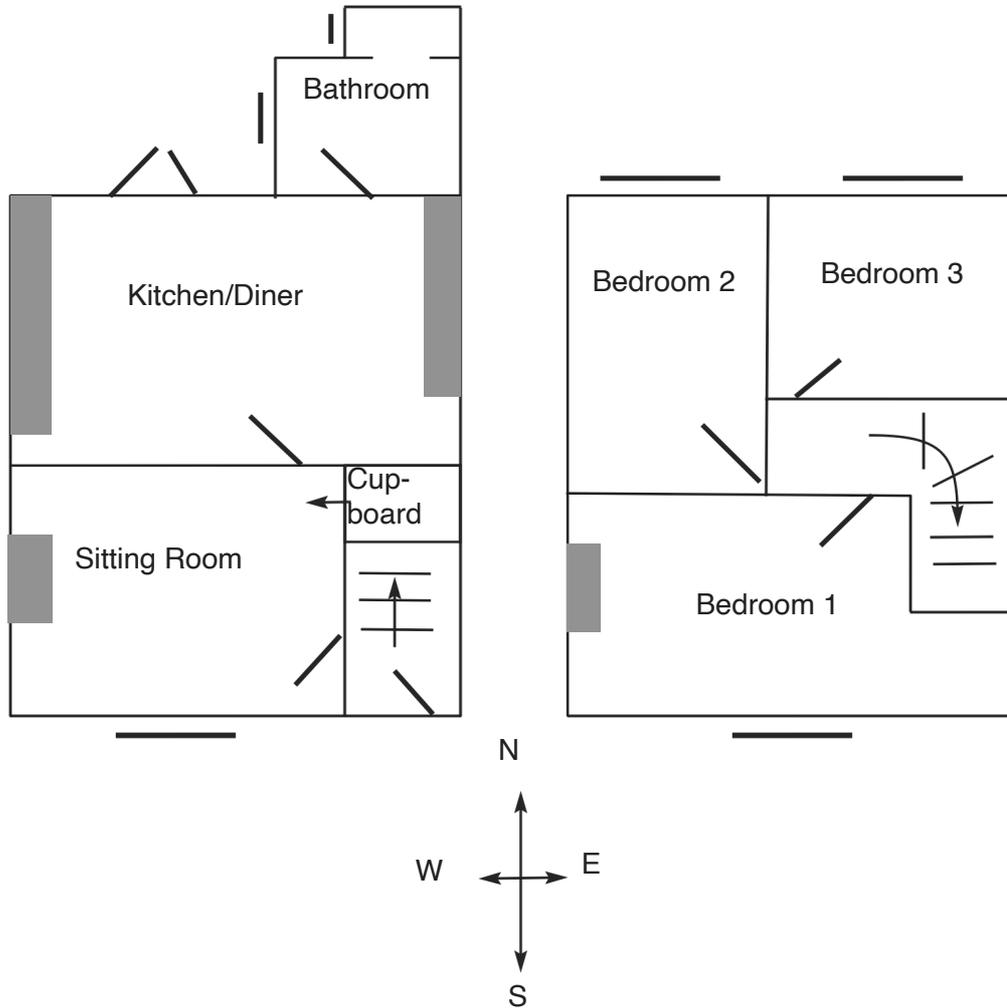
### Bedroom 3: 8'10" x7'11" (2.72x2.238)

radiator, wood effect laminate flooring

## OUTSIDE

low maintenance front garden with wall. Rear fully enclosed paved garden with large shed.

Floor Plan  
for Identification Purposes Only  
Not to Scale



### **PRINCIPLE TERMS OF LETTING**

1. The property is available on a six monthly Assured Shorthold Tenancy at a rental of £975 per calendar month, payable monthly in advance, exclusive of services and council tax.
2. A deposit representing one months rent will be required on the commencement of the tenancy.
3. References will be required from an Employer, Landlord (if applicable), professional person and family acquaintance.
4. The Landlord or his Agents reserve the right to refuse any application.