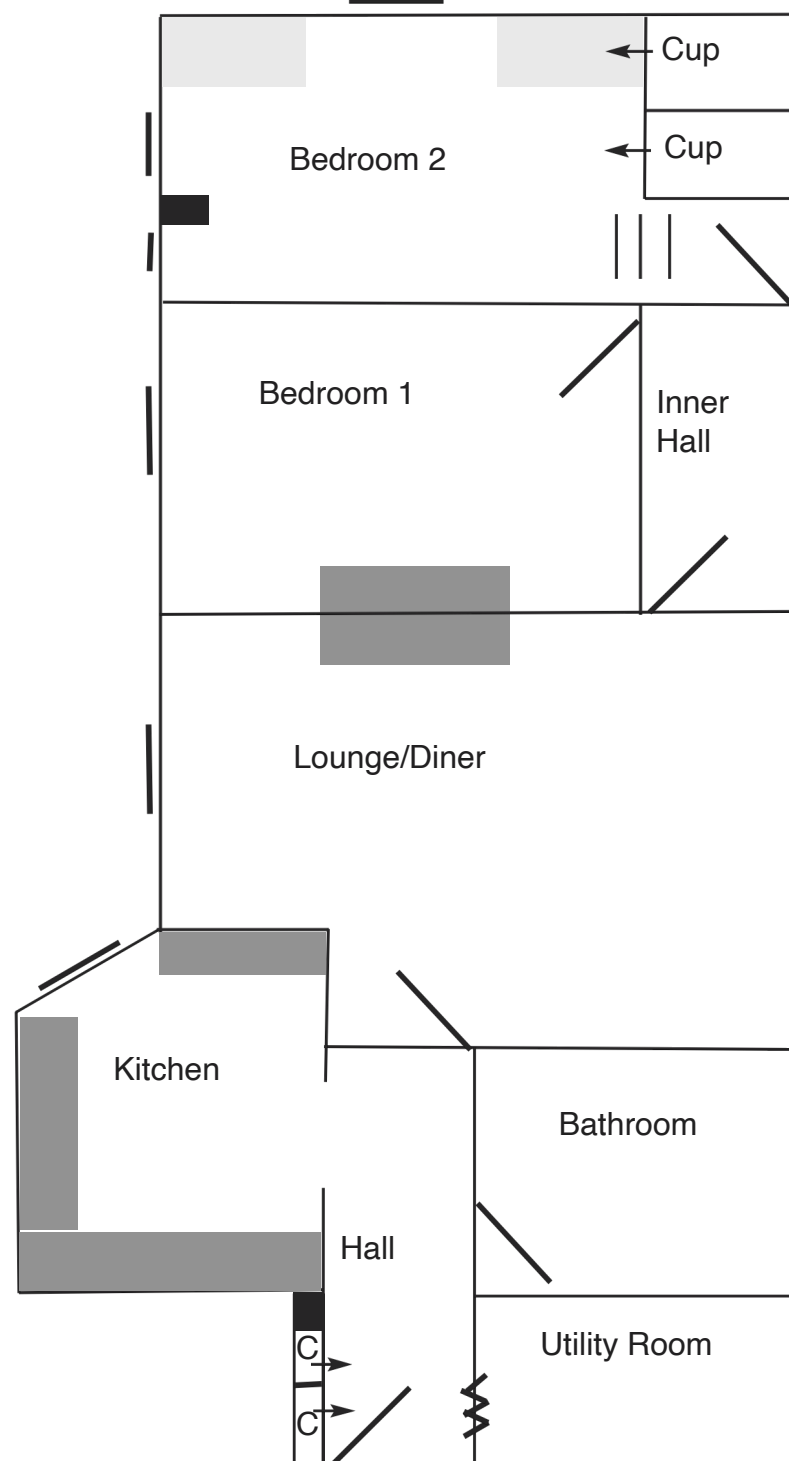


Floor Plan
for Identification Purposes Only
Not to Scale



email: jill@birdsestateagents.co.uk



tel: 01485 534560

BIRDS

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62 Westgate
Hunstanton
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PE36 5EL

Flat 4 13 Austin Street
Hunstanton
PE36 6AJ

To Let: £795 unfurnished



**A two bedroom first floor flat
in a popular area of the town.**

COMMUNAL ENTRANCE HALL • STAIRS TO FIRST FLOOR •
• PRIVATE HALL • UTILITY ROOM • BATHROOM • KITCHEN •
• LOUNGE/DINER • TWO BEDROOMS •
OUTSIDE: PARKING SPACE.

COUNCIL TAX BAND: 'A' (£1639.29 2026/27)

SERVICES: ALL MAINS CONNECTED.

*** GAS CENTRAL HEATING * UPVC DOUBLE GLAZING ***

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

13 Austin Street is a large house converted into four flats a short walk from the town centre and sea-front.

No 4 is on the first floor and it has gas central heating and double glazing.

GROUND FLOOR

Communal Entrance Hall stairs to first floor landing and flats 3 and 4.

Hall: entry phone, 2 tall cupboards with 2 cupboards over, radiator.

Utility Room: plumbing for washing machine, gas combi boiler, work stop.

Kitchen: 8’9”x6’11” (2.66x2.10) fitted with a range of base and wall units, stainless steel unit with mixer taps, electric cooker, radiator, vinyl flooring.

Bathroom: 7’x7’ (2.13x2.13) white suite comprising panelled bath with shower mixer taps, hand basin, wc, radiator, vinyl flooring.

Lounge/Diner: 13’ max x 12’10” (3.96x3.91) feature fireplace (non working) with wood surround and tiled hearth, radiator, bt and tv point.

Inner Hall: radiator.

Bedroom 1: 12’7”x9’2” (3.83x2.79) radiator.

Bedroom 2: 11’10”x10’5” (3.60x3.17) steps down, built-in cupboards, radiator.

OUTSIDE

Parking space to the rear.

PRINCIPLE TERMS OF LETTING

- 1. The property is available on a periodic tenant at a rental of £795 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.
- 5. No Smoking. No Pets.

