

*54 Clarence Road, Hunstanton*



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Hunstanton  
PE36 6HQ

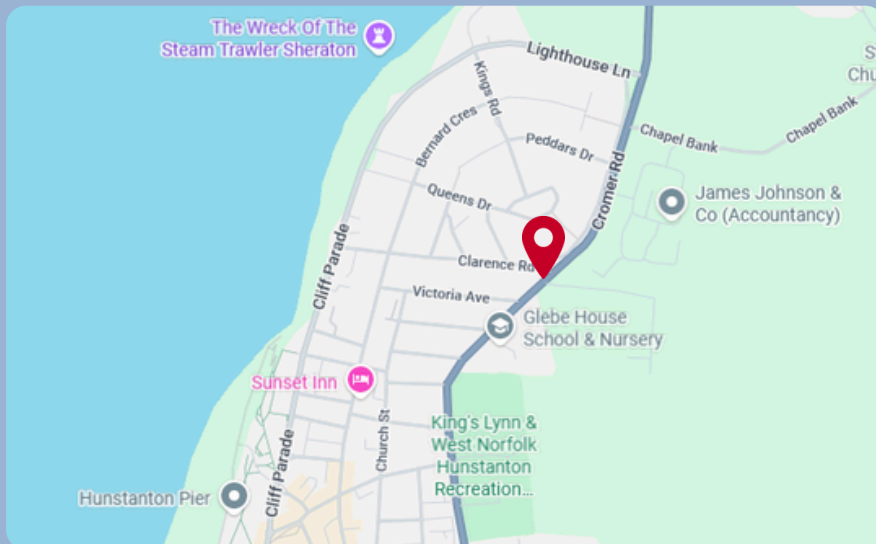
**Asking Price**  
**£295,000**



Detached bungalow ready for its next chapter

#### Location

The property is located on Clarence Road, at the Lighthouse end of Hunstanton



2 54 Clarence Road, Hunstanton



#### Situation and Direction

Situated on the corner of Clarence and Lynn Road at the Lighthouse end of Hunstanton.

The Victorian bathing town of Hunstanton is unique as it is the only westward facing town on the east coast enjoying fantastic sunsets over the Wash.

Hunstanton has all the amenities and services you would expect from a town of this size, including super markets, GP and Pharmacy. An abundance of local shops and eating establishments and no shortage of Fish & Chips, with bracing coastal walks on your doorstep.

The closest Main train line links are available from King's Lynn to Londons King's Cross. Approximately 14 miles away.



Cruso & Wilkin

## Description

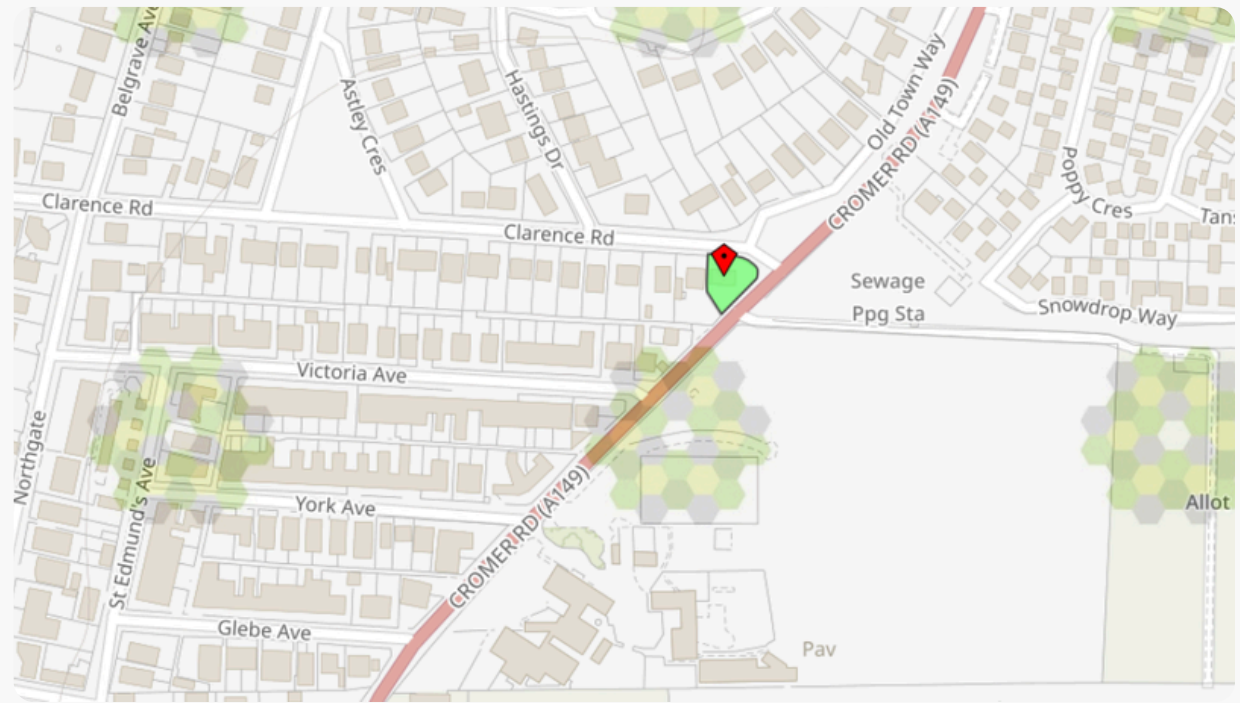
Two bedroom detached bungalow situated on a corner plot on the sought after Clarence Road at the Lighthouse end of town.

In need of refurbishment throughout the accommodation comprises of; porch, hallway, living room, kitchen, side porch, two bedrooms, bathroom, utility and garage.

Driveway and parking to the front with a garden ready to be reimaged.

Potential to extend subject to planning and scope to make improvements throughout. An opportunity not to be missed offered with no onward chain.

The property does have gas central heating and upvc double glazing.



## Accommodation Details

### Porch

UPVC double glazed entrance door and windows to both side aspect. UPVC double glazed entrance door leading into hallway.

### Hallway

Radiator and storage cupboard with doors to;

### Living Room (4.17m x 3.66m 13'8" x 12')

Window to the front aspect, two wall mounted lights and radiator.

### Kitchen (2.97m x 2.11m 9'9" x 6'11")

Tiled flooring, range of matching wall and base units with stainless steel sink and drainer unit. Window into side porch, door into side porch.

### Bathroom (2.11m x 1.72m 6'11" x 5'8")

Tiled flooring, part tiled walls, obscured window to the side aspect. Three piece bathroom suite.

### Bedroom Two (3.13m x 2.83m 10'3" x 9'3")

Window to the rear aspect, radiator and integrated double storage cupboard.

### Bedroom One (3.66m x 3.45m 12' x 11'4")

Window to the rear aspect, radiator and integrated double storage cupboard.



### Rear Lobby

Door to the rear aspect and window to the side aspect. Sliding door to utility and internal door to garage.

### Utility

Window to the rear aspect, space and plumbing for washing machine. W.C.

### Garage

Up and over door to front aspect, power and light.

## Exterior Details

### Outside Front

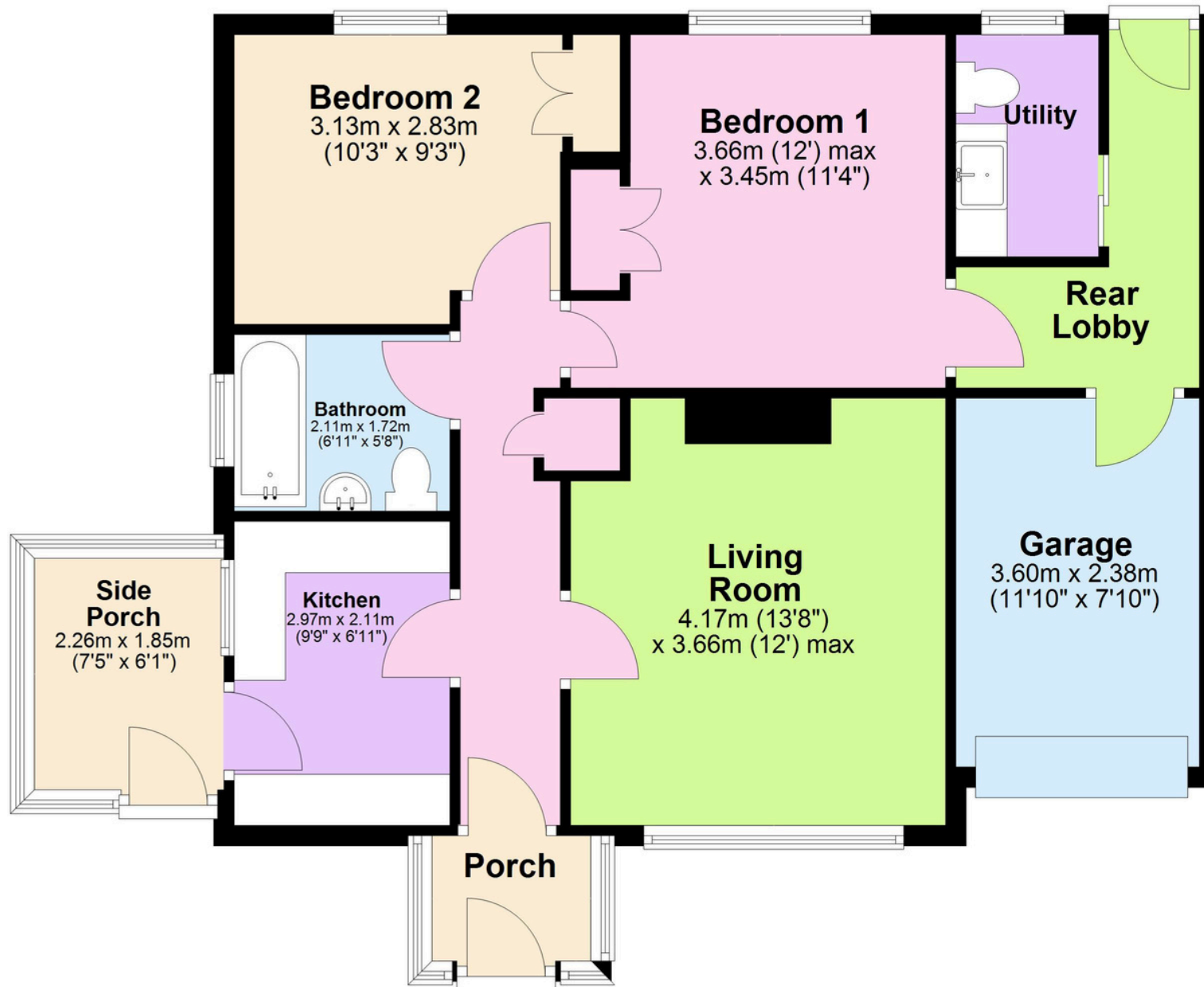
Resin driveway from Clarence Road, mature hedge borders. Driveway leading to garage. Fence with gate leading to side and rear of garden.

### Garden

Mature wrap around garden with hedge boundary.

# Accommodation

Approx. 77.7 sq. metres (836.4 sq. feet)



Total area: approx. 77.7 sq. metres (836.4 sq. feet)



## Boundaries, Plans, Areas, Schedules and Disputes

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the Vendors Agent whose decision acting as Experts shall be final.

## Viewing and Health & Safety

Viewing is strictly by prior appointment only with the Vendors Agent, Cruso & Wilkin. For your own personal safety, we would ask you to be as vigilant as possible when making an inspection.

## Services

The property benefits from mains electricity, mains water and drainage, mains gas fired central heating.

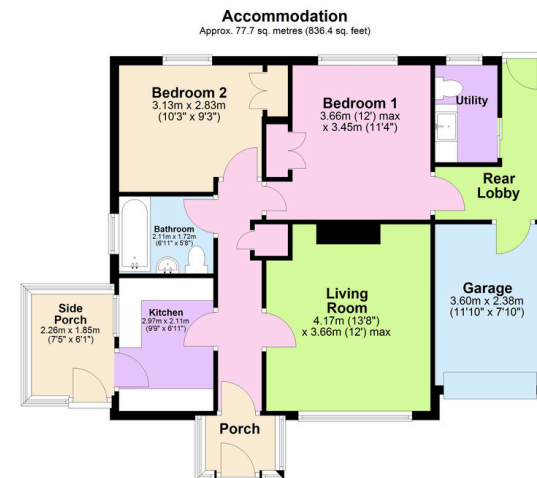
## Tenure

The property will be sold with vacant possession being provided upon completion.

## Measurements

All measurements and areas are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

## Floor Plan



Total area: approx. 77.7 sq. metres (836.4 sq. feet)

### Local authority

Borough Council of King's Lynn & West Norfolk  
King's Court  
Chapel Street  
King's Lynn  
PE30 1EX

Telephone: 01553 616200

### Council Tax

The Council Tax Band for this property is C with the Council Tax payable for 2025 to 2026 is £2185.72

### Energy Performance Certificate

54 Clarence Road, Hunstanton Rating: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	49 E	
21-38	F		
1-20	G		

### Money Laundering Regulations

Under the provisions of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Tenants are required to identify themselves and provide (a) photographic ID and (b) proof of address, together with proof of funds on acceptance of let.

### Important Notice

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, utilities, fixtures or fittings have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective parties are advised to check measurements for any particular purpose.

No assumptions should be made with regard to photographs. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin or the Landlord.



