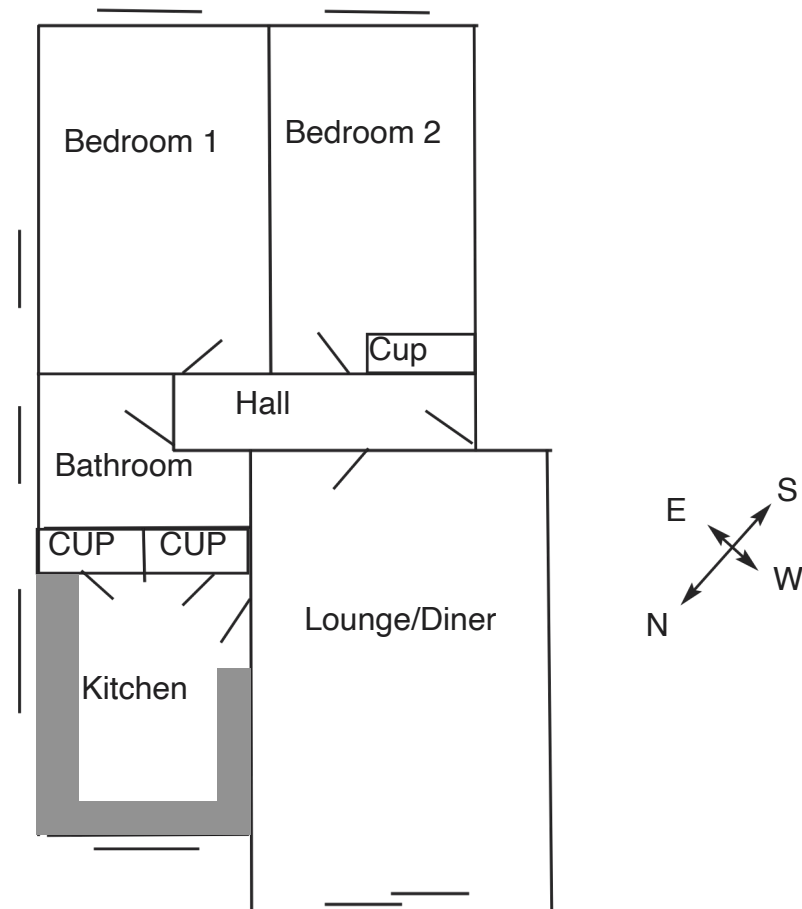


Floor Plan  
for Identification Purposes Only  
Not to Scale



Measurements taken in imperial to the nearest three inches. Metric conversion approximate.  
**SERVICES:** It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.  
**THE PROPERTY MISDESCRIPTIONS ACT: 1991** – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.

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# BIRDS

## ESTATE AGENTS

ESTABLISHED 36 YEARS



62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL

24 CLARENCE COURT  
CLARENCE ROAD  
HUNSTANTON  
PE36 6EB

**Guide Price:£230,000**

majority of contents included  
no onward chain  
leasehold



**A 2 bedroom top floor apartment with dual aspect and amazing SEA VIEWS.**

COMMUNAL ENTRANCE WITH STAIRS TO TOP FLOOR  
ENTRANCE HALL • LOUNGE/DINER WITH BALCONY • KITCHEN •  
• 2 DOUBLE BEDROOMS • SHOWER ROOM •

OUTSIDE  
CARPORT WITH ALLOCATED PARKING. • VISITOR PARKING  
COUNCIL TAX BAND: 'B' (£1827.49 2025/26)

DOUBLE GLAZING AND ELECTRIC RADIATOR HEATING

**TO VIEW:** PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Clarence Court is a block of apartments located on the corner of Cliff Parade and Clarence Road and was built in the early 70's it has well maintained communal grounds and faces directly over the cliffs to the sea.

No 24 is located on the top floor on the end of the block with the benefit of a dual aspect, stunning sea views and is presented in excellent condition throughout.

Communal Entrance with security entrance door, stairs to all floors.

### Top Floor

**Lobby to No. 23 & 24.**

**Entrance Hall:** built-in storage cupboard, electric radiator, entry-phone.

**Lounge/Diner:** 17'3"x12'2" (5.26x3.71) sea views, sliding patio doors to Balcony, electric radiator.

**Kitchen:** 11'10"x7'8" (3.61x2.34) window to front and side, fitted with a range of base and wall units breakfast bar with sea views, electric cooker, storage cupboard with water tanks, second storage cupboard, under counter fridge and freezer, stainless steel sink unit, electric radiator.

**Bedroom 1:** 13'3"x8'10" (4.04x2.69) window to rear and side, electric radiator..

**Bedroom 2:** 13'3"x7'4" (4.04x2.24) electric radiator, heater.

**Bathroom:** white suite comprising shower bath with electric shower, hand basin, wc, heated towel radiator, fully tiled walls, side window.

### OUTSIDE

Communal lawned garden to front and side, car-port with allocated space, visitor car parking, drying area.

### TENURE

leasehold 999 years from October 1973.

Annual Service Charge and ground rent 2025 £1857.91 (this includes a £400 payment for roof fund) and paid in 2 six monthly installments.

