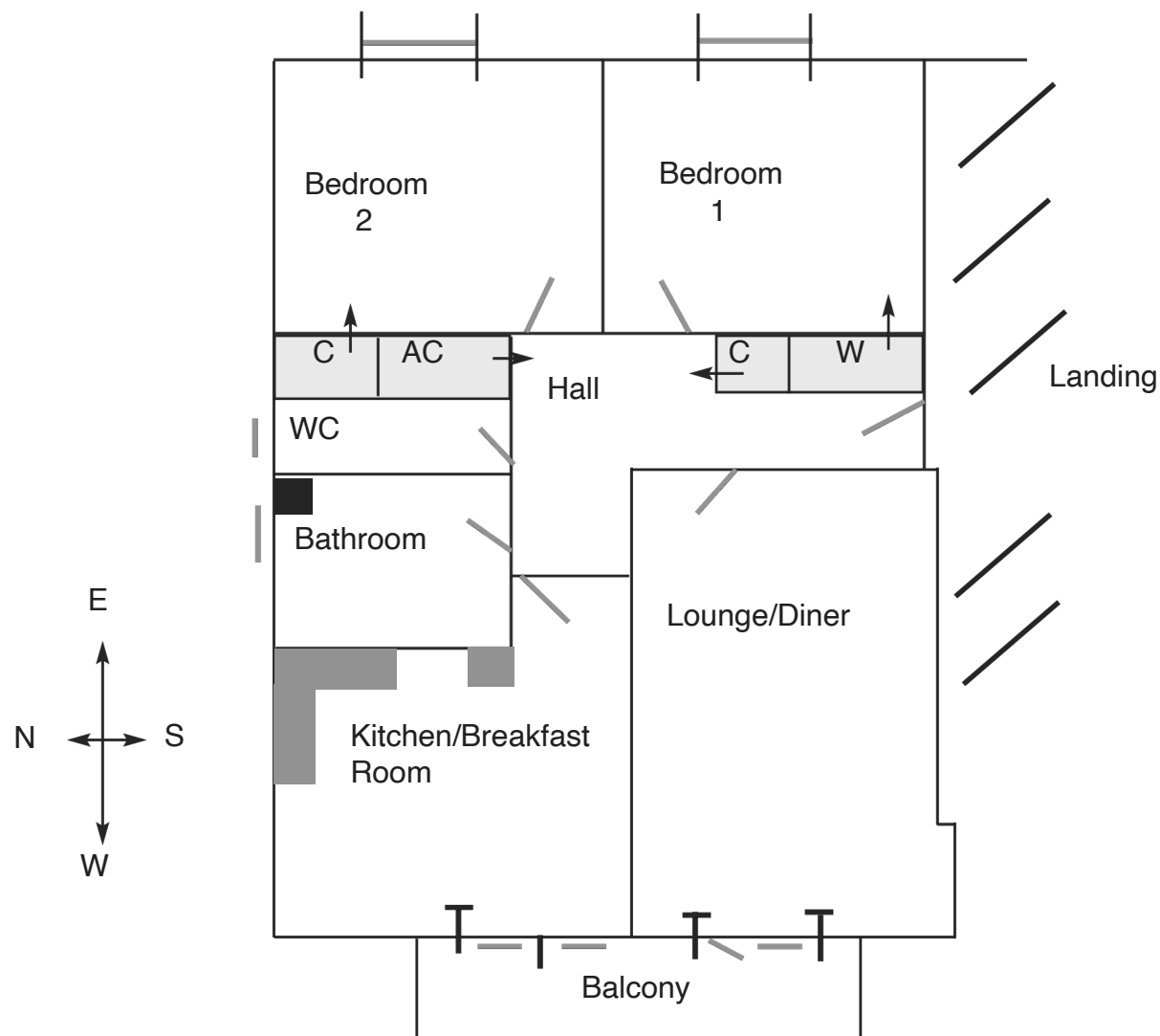


Floor Plan
for Identification Purposes Only
Not to Scale



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.

email: jill@birdsestateagents.co.uk



tel: 01485 534560

BIRDS

ESTATE AGENTS

ESTABLISHED 37 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

8 BELGRAVE COURT
NORTHGATE
HUNSTANTON
PE36 6DF

Guide Price: £199,950

leasehold
no onward chain



A spacious TOP FLOOR APARTMENT with a balcony and garage with panoramic views across the Wash, convenient for the town centre and sea front.

- SECURE COMMUNAL ENTRANCE AND LARGE HALL • PRIVATE HALL • LOUNGE/DINER • BALCONY • BREAKFAST KITCHEN • TWO DOUBLE BEDROOMS with built-in wardrobes • BATHROOM • SEPARATE WC •

OUTSIDE: Garage and Parking to the rear. Small communal gardens. Bin and Drying Area.

SERVICES: Mains water, electricity ('Economy 10') and drainage.
COUNCIL TAX BAND: 'C' (£2185.72 2026/27)

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Belgrave Court is a four storey block of eight apartments within walking distance of the town centre shops and amenities, the cliff-tops and sea-front promenade.

No 8. is on the top floor (two apartments per floor) with views to the sea over neighbouring properties and to the Lincolnshire coastline on the horizon. Superb sunsets across the Wash can often be seen.

The apartment has electric under floor heating with individual room thermostats and double glazing.

GROUND FLOOR

Communal Entrance, coded lock and large hall and staircase to upper floors.

TOP FLOOR

Entrance Hall: 14'7"x6'2" av. (4.44x1.87)

useful built-in coat/storage cupboard, Airing Cupboard with hot water cylinder and immersion heater.

Lounge/Diner: 18'x12' min (5.48x3.65)

double glazed picture window with EXCELLENT VIEWS and upvc double glazed door to the.....

Balcony with 180° views.

Kitchen/Breakfast Room: 10'9" min x9'7" av (3.27x2.92)

upvc double glazed picture windows and similar VIEWS, double drainer stainless steel work unit and work top with cupboards and drawers under, tiled splashbacks, wall cupboards, tall cupboard, electric cooker panel, plumbing for a washing machine.

Bedroom 1: 12'3"x12'2" av. (3.73x3.70)

built-in double wardrobe.

Bedroom 2: 12'3"x10" av. (3.73x3.04)

built-in cupboard.

Bathroom: 6'9"x6'3" av. (2.05x1.90)

panelled bath with shower over, part tiled walls, hand basin, 'Dimplex' wall convector heater.

Separate WC:

low level suite.

OUTSIDE

Small lawned communal front garden. Vehicular and pedestrian access at the rear from St Edmund's Avenue to a parking area. The Single Garage is one of a pair just inside the entrance.

TENURE

There is a 922 year lease from about 9th November 1976.

There is an annual service charge which is currently £1500 per annum in respect of buildings insurance, communal cleaning, lighting and maintenance and gardening and water rates. This is administered by a Management Company employed by the flat owners who are automatically Directors in the Company.

