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# BIRDS

ESTATE AGENTS  
ESTABLISHED 37 YEARS



62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL

7 CHURCH STREET  
HUNSTANTON  
PE36 5HA


£225,000 FREEHOLD  
NO ONWARD CHAIN



**A 5 bedroom mid-terraced house  
located close to town centre and amenities.  
In need of renovation throughout.**

ENTRANCE HALL • LIVING ROOM • DINING ROOM • KITCHEN •  
CLOAKROOM • STORE ROOM •  
FIRST FLOOR  
3 BEDROOMS • BATHROOM •  
SECOND FLOOR  
2 BEDROOMS  
OUTSIDE: Small Front Garden. Rear Garden, Store Room.  
SERVICES: Mains gas, electric and water.  
COUNCIL TAX BAND: B (£1912.49 2026/27)

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



7 Church Street is a mid-terraced property over 3 floors and located close to the town centre and amenities. It has been vacant for several years and is in need of renovation throughout.

Hunstanton is a popular Victorian seaside town with a variety of facilities including primary and secondary schools, supermarkets, independent shops, sea front promenade and beaches, golf course nearby. It is a popular holiday destination and has a regular bus service to Kings Lynn and along the coast to Wells-next-the-Sea

## GROUND FLOOR

Entrance Hall.

stairs to first floor.

Living Room: 15'7" into bay window x 11'8" (4.79x3.60)

fireplace, sliding doors into....

Dining Room: 13'8' x 9'8" (3.90x2.97)

fireplace.

Kitchen: 15'1" x 8'10" (4.60x2.73)

pantry.

Rear Hall:

cloakroom.

Store Room: 6'7" x 6'4" (2.04 X1.96)

door to rear garden.

## FIRST FLOOR

Landing:

narrow cupboard, stairs to second floor.

Bedroom: 14'2" x 12'10" (4.32 x 3.95)

Bedroom: 12'6" x 10' (3.84 x 3.04)

Bedroom: 11'3" x 8'9" (3.43 x 2.72)

Bathroom: 8'10"x 5'2" (2.73x1.59)

## SECOND FLOOR

Front Room: 15'11"x 9'10" (4.60 x 3.04)

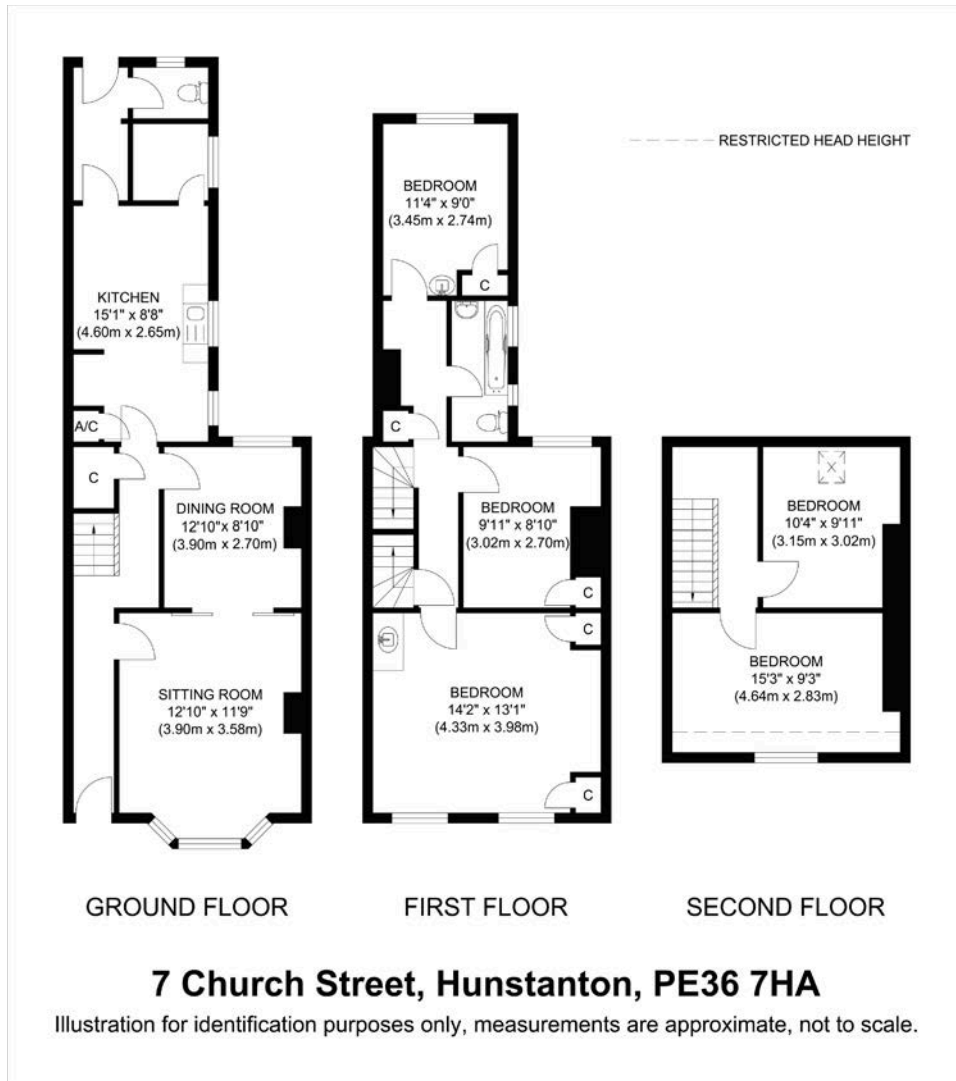
Rear Room: 10'3" x 9'9" (3.13 x 3.02)

## OUTSIDE

Small front garden. Rear garden mainly paved, attached large brick store, rear gate to pedestrian walkway.



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.**