email: jill@birdsestateagents.co.uk

tel: 01485 534560

BIRDS

ESTATE AGENTS

ESTABLISHED 37 YEARS

62 Westgate
Hunstanton
Norfolk
PE36 5EL

7 SILFIELD GARDENS
HUNSTANTON
PE36 5HF

Guide Price: £115,000

SHARE OF FREEHOLD
Vacant Possession Upon Completion



A one bedroom light and airy first floor apartment close to the town centre and amenities.

SITTING ROOM • KITCHEN • BEDROOM • BATHROOM •
OUTSIDE:
Allocated parking space. Bin Store.

SERVICES: GAS, ELECTRIC & WATER
COUNCIL TAX BAND: A (£1639.29 2026/27)

GAS CENTRAL HEATING • UPVC DOUBLE GLAZING

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

7 Silfield Apartments is a light and airy first floor apartment in a block of similar properties, located in the centre of town close to local amenities, high street and supermarket the sea front promenade and cliff tops are short walk away. Ideal first time buyer, second home. (no age restriction)
There is a regular bus service to King's Lynn (13 miles) and along the A149 picturesque coast road to Wells-next-the-Sea.
The property has the benefit of gas central heating and upvc double glazing and comprise:



Stairs to first floor, door to lobby to flats 6 & 7.

Entrance Hall:
Cloaks cupboard with hanging rail, airing cupboard.

Sitting Room: 12'3"x9'6" (3.74x2.94)
radiator.



Bedroom: 9'6"x9'1" (2.94x2.78)
radiator.

Kitchen: 9'x8'6" (2.75x2.61)
fitted with base and wall units, electric cooker, free standing fridge/freezer, washing machine, wall mounted gas combi boiler, radiator.

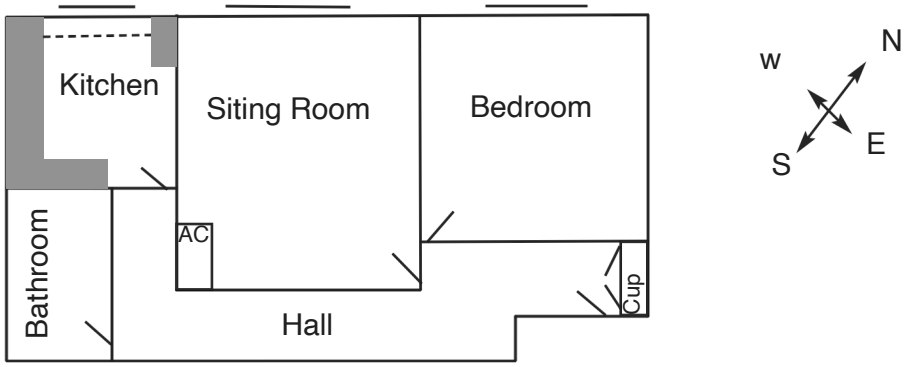
Bathroom: 6'5"x5'6" 1.98x1.72)
white suite comprising, bath with shower mixer taps, vanity hand basin, wc, radiator.

OUTSIDE
Allocated parking, bin store.



TENURE
Share of freehold, leasehold for a term of 999 years from June 1984.
Service Charge is currently £1000 per annum and includes building insurance, maintenance and lighting of communal areas.
Pets are permitted. Long term letting permitted.

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.