

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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A well-presented, mature semi-detached bungalow offering accommodation including; Entrance Hall, Kitchen, Lounge/Dining Room, Three Bedrooms (two doubles), Conservatory and Shower Room. The property which benefits from UPVC double glazing and night storage heating, has low maintenance gardens to the front and rear along with ample off-road parking, a carport and a detached single garage.

The property is situated in a popular location, within the well-served coastal village of Heacham, just 600m to the North Beach. The village offers a range of amenities which include; a variety of local shops, Lidl supermarket, primary and junior schools, pharmacy, doctor's surgery, vets and public houses. There are regular bus services to the nearby towns of Hunstanton and King's Lynn, along with the popular "Coast Hopper" service around the North Norfolk coast. A perfect location for dog walking, access to the beach and "Wild Ken Hill".

Jubilee Avenue, Heacham, Norfolk, PE31 7AT

Price - £315,000 Freehold

UPVC DOUBLE GLAZED ENTRANCE DOOR AT SIDE TO:-

ENTRANCE HALL

Textured and coved ceiling, access to roof space, power point, night storage heater, airing cupboard housing hot water cylinder. Doors to Kitchen, Lounge/Diner, Bedrooms and Shower Room.

KITCHEN

9' 6" x 10' 3" (2.9m x 3.12m)

Textured and coved ceiling, tiled floor, UPVC double glazed window to front, plumbing provision for washing machine, night storage heater. Range of matching wall and base units with round edged work surfaces over, tiled splash-backs, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, built-in electric oven, built-in induction hob with stainless steel extractor hood over, space for under counter fridge.

LOUNGE/DINING ROOM

18' 11" x 10' 3" max (5.77m x 3.12m max)

Textured and coved ceiling, laminate flooring, power points, television point, telephone socket, night storage heater, UPVC double glazed window to front, open fireplace set in brick surround and quarry tiled hearth.

BEDROOM ONE

13' 10" x 10' 3" (4.22m x 3.12m)

Textured and coved ceiling, power points, television point, night storage heater. UPVC double glazed sliding door to:-

CONSERVATORY

18' 9" x 7' 11" (5.72m x 2.41m)

UPVC double glazing, pitched polycarbonate roof, tiled floor, power points, UPVC double glazed double doors to rear garden.

BEDROOM TWO

10' 4" x 9' 6" (3.15m x 2.9m)

Textured and coved ceiling, power points, television point, night storage heater, UPVC double glazed window to rear.

BEDROOM THREE

9' 11" x 6' 11" (3.02m x 2.11m)

Textured and coved ceiling, power points, night storage heater, UPVC double glazed window to side.

SHOWER ROOM

8' 5" max x 6' 11" max (2.57m max x 2.11m max)

Textured and coved ceiling, tiled floor, shaver socket, night storage heater, UPVC double glazed window to side, tall boy unit. Suite comprising; 1190mm wide shower cubicle with full height ceramic wall tiling and fitted mixer shower, pedestal wash hand basin with tiled splash-back, low level WC.

OUTSIDE

FRONT

Low walled frontage which opens to mainly gravelled car-standing. Wooden gates at side giving vehicular access to the carport.

REAR

Garden laid mainly to gravel and enclosed mainly by fencing. Paved path to the side of the garage and leads to a paved patio area at the rear of the garage.

GARAGE

17' 5" x 9' 9" max (5.31m x 2.97m max)

A brick built single garage with a pitched tiled roof. Up and over door, power and lighting, UPVC double glazed window to rear, personnel door to rear garden.

DIRECTIONS

From Heacham Lavender, head into the village on Lynn Road and continue all the way through on Station Road heading towards the North Beach. Continue past the West Norfolk pub and Jubilee Avenue will be found further along on the left hand side. Turn in and then bear right and the property will be found further along on the right.

SERVICES

Mains Electricity. Mains Water. Mains Drainage. Night Storage Heating. These services and related appliances have not been tested.

COUNCIL TAX

BAND B - £1898.45 for 2026/27. Borough Council of King's Lynn & West Norfolk.

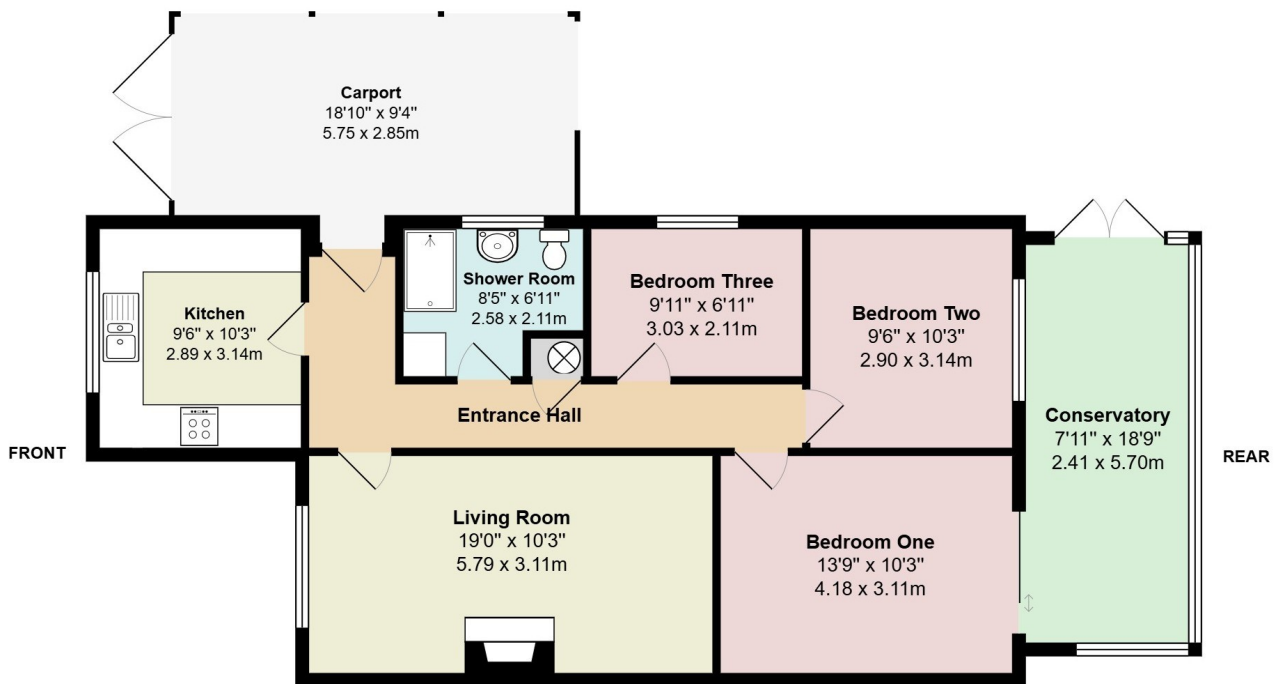
ENERGY PERFORMANCE RATING

EPC - Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		







Total Area: 943 ft² ... 87.6 m² (excluding carport)
 All measurements are approximate and for display purposes only

Jubilee Avenue, Heacham, King's Lynn, Norfolk, PE31 7AT

Illustration for identification purposes only. Measurements are approximate. Not to scale

Tenure: Freehold. Vacant possession upon completion.

Viewing: Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations: All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

Offer Referencing: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Referral Fees: In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

Since 1856

SELLING & LETTING

Town Country Coastal

property in King's Lynn and the coastal & rural villages of North & West Norfolk

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