



**Harlequin House, Le Strange Terrace, Hunstanton, PE36 5AJ**



**welcome to**

**Harlequin House, Le Strange Terrace, Hunstanton**

FORS SALE BY AUCTION - A two bedroom end-maisonette in Hunstanton, just off the green and promenade, with sea views! Featuring a lounge, kitchen, bathroom, double glazing, and gas central heating, plus the rare benefit of under-building parking. No onward chain, a fantastic seaside opportunity!



**Accommodation:**

Double-glazed entrance door to:

**Entrance Hall**

Door to the front. Radiator. Telephone point. Stairs to first floor.

**Lounge**

15' 9" x 12' 2" ( 4.80m x 3.71m )

Double-glazed window with sea views to the rear. Radiator. Television point.

**Kitchen**

10' 1" x 6' max ( 3.07m x 1.83m max )

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a freestanding gas cooker and space & plumbing for a washing machine. Tiled splashback. Cupboard housing gas combi boiler. Radiator. Double-glazed window to the front.

**First Floor Landing**

Stairs from the entrance hall. Loft access.

**Bedroom One**

12' 1" x 10' 1" subject to sloping ceiling ( 3.68m x 3.07m subject to sloping ceiling )

Radiator. Double-glazed skylight window offering views over the beach & sea.

**Bedroom Two**

12' 2" max x 9' 2" plus door recess ( 3.71m max x 2.79m plus door recess )

Double-glazed window. Radiator.

**Bathroom**

Fitted with bath with electric shower over, wash hand basin & WC. Radiator. Extractor fan. Tiled splashbacks.

**Outside**

Outside, the property benefits from secure parking underneath the building with roller door access & marked bay.

**Important Notice**

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

**Guide Price**

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

**Important Information**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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welcome to

## Harlequin House, Hunstanton

- Two-bedroom end-maisonette in Hunstanton
- Just off the green and promenade
- Sea views from the lounge
- Under-building parking - rare for the area
- Double glazing and gas central heating

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1100.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 159 years from 01 Dec 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£80,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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