

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
Heacham,
King's Lynn,
Norfolk, PE31 7EP

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A modern (circa 2021) purpose built two bedroom, ground floor flat offering accommodation including; Entrance Hall, Open Plan Living Room & Kitchen, Two Double Bedrooms (Bed One En-Suite) and Bathroom. This nicely presented property, benefits from double glazing and gas central heating along with off-road parking for two cars. Outside there are communal gardens, a bin store and a covered bicycle rack.

The property is situated in a popular development on the edge of the traditional Victorian seaside town of Hunstanton on the North West Norfolk coastline, well known for being the only West facing town on the East coast providing spectacular sunset vistas across the Wash. The town provides residents with a good array of amenities including supermarkets, independent retailers, cafes, restaurants and theatre to name a few. The broad, sandy beaches of Hunstanton & Old Hunstanton are a particular feature as are the white chalk and sandstone cliffs. Victorian coastal town of Hunstanton.

Chalk River Road, Hunstanton, PE36 5NT

Price - £185,000 Leasehold

COMMUNAL ENTRANCE HALL WITH ENTRANCE DOOR TO:-

ENTRANCE HALL

Skimmed and coved ceiling laminate flooring, power points, telephone socket, door intercom, single radiator, airing cupboard with radiator and shelving, built-in storage cupboard. Doors to:-

OPEN PLAN LOUNGE/DINER/KITCHEN

LOUNGE/DINING AREA

14' 6" x 12' 0" (4.42m x 3.66m)

Skimmed ceiling with moulded coving, laminate flooring, power points, telephone socket TV/Satellite/USB panel, two double radiators, double glazed sash window to rear. Opening through to:-

KITCHEN AREA

9' 1" x 8' 1" (2.77m x 2.46m)

Skimmed ceiling with moulded coving, tiled floor, power points, plumbing provision for washing machine and dishwasher, double glazed window to rear. Range of matching wall and base units with round edged work surfaces over, under cabinet lighting, tiled splash-backs, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, wall unit housing gas fired boiler supplying domestic hot water and radiators, built-in electric double oven, built-in gas hob with stainless steel extractor hood over, space for fridge freezer.

BEDROOM ONE

10' 11" x 10' 0" min (3.33m x 3.05m min)

A double aspect room with double glazed sash windows to the front and side, skimmed ceiling with moulded coving, power points, TV point, telephone socket, single radiator, built-in wardrobe with double doors. Door to:-

EN SUITE SHOWER ROOM

5' 10" x 5' 5" (1.78m x 1.65m)

Skimmed ceiling with moulded coving, ceiling extractor, vinyl floor covering, double glazed window to side, single radiator, shaver socket. Suite comprising; corner shower cubicle with full height ceramic wall tiling and fitted system mixer shower, pedestal wash hand basin with tiled splash-back, low level WC.

BEDROOM TWO

8' 10" min x 7' 7" min (2.69m min x 2.31m min)

Skimmed ceiling with moulded coving, power points, TV point, telephone socket, single radiator, double glazed sash window to front, built-in wardrobe with double doors.

BATHROOM

9' 2" x 5' 9" (2.79m x 1.75m)

Skimmed ceiling with moulded coving, ceiling extractor, vinyl floor covering, shaver socket, double glazed window to rear, single radiator, half height ceramic wall tiling. Suite comprising; panelled bath with full height tiled splash-back and fitted system mixer shower over, pedestal wash hand basin, low level WC.

COMMUNAL ENTRANCE HALL

Main entrance door with intercom, electricity meter cupboard, post boxes.

OUTSIDE

Two allocated parking spaces. Communal lawned areas, bin store and bicycle shelter/rack.

LEASE INFORMATION

The property has a 125 year lease from 1st January 2021 of which there are some 119 years remaining. The annual Service Charge is £1103.03 for 01/01/2026 to 31/12/2026 plus an Estate Charge of £161.51. Peppercorn Ground Rent.

The Management Company is EWS, 8 King's Court, Newcomen Way, Colchester, CO4 9RA - 01473 216200.

DIRECTIONS

From Heacham Lavender, proceed along the A149 toward Hunstanton. At the next roundabout take the first exit into Chalk River Road. Keep on this road, over the bridge, then passing Curlew Close on the left and Butterfield Rise on the left. The property will be found directly ahead of you just past the play area. Access to the property is around the back.

SERVICES

Mains Electricity. Mains Gas. Mains Water. Mains Drainage. Gas Central Heating. These services and related appliances have not been tested.

COUNCIL TAX

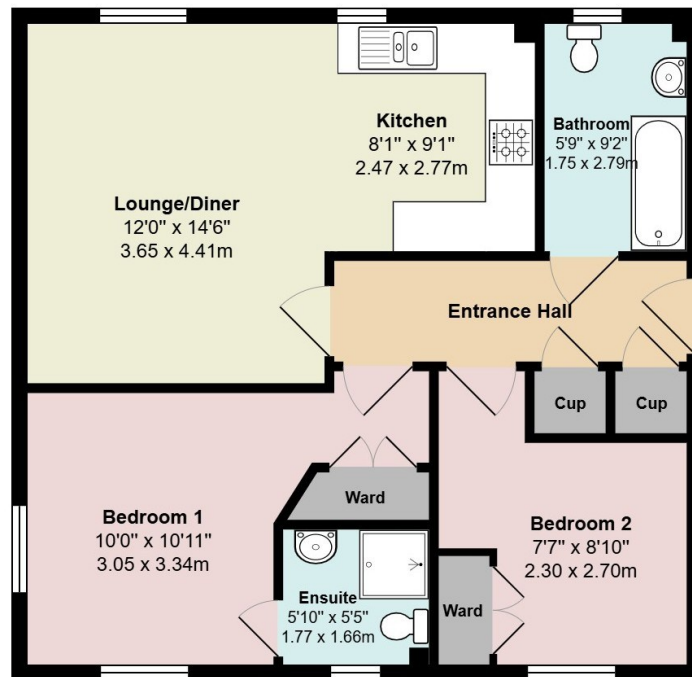
Band B - £1912.49 for 2026/27. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING

EPC - Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Total Area: 686 ft² ... 63.8 m²

All measurements are approximate and for display purposes only

Chalk River Road, Hunstanton, Norfolk, PE36 5NT

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

Tenure: Leasehold. 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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