LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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

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A mature Mid-Terrace House offering accommodation including; Entrance Hall, Cloakroom, Living Room, Kitchen and Dining Room to the ground floor, along with Landing, Two Double Bedrooms (bed 1 with walk-in cupboard) and Wet Room, on the first floor. The property which requires a schedule of updating, benefits from UPVC double glazing and gas central heating along with an en-bloc single garage and gardens to the front and rear.

The property is situated off a private road within the popular, well-served coastal village of Heacham, less than half a mile from local shops and services. 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".

Chilvers Place, Heacham, Norfolk, PE31 7TJ

Price - £275,000 Freehold

UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL
6' 2" x 5' 3" (1.88m x 1.6m)
Textured and coved ceiling, laminate flooring, power points, telephone socket, single radiator. Door to Living Room. Door to:-

CLOAKROOM
6' 2" x 2' 11" (1.88m x 0.89m)
Textured and coved ceiling, vinyl floor covering, single radiator, UPVC double glazed window to front, wash hand basin set on a vanity unit with tiled splash-back and cupboard under, low level WC.

LIVING ROOM
14' 8" x 14' 3" (4.47m x 4.34m)
Textured and coved ceiling, laminate flooring, power points, television point, telephone socket, stairs to first floor landing, under-stairs cupboard, UPVC double glazed window to front, double radiator and feature fireplace. Door to:-

KITCHEN
8' 1" x 10' 1" (2.46m x 3.07m)
Textured and coved ceiling, vinyl floor covering, power points, UPVC double glazed window to rear, single radiator, wall mounted gas fired boiler supplying domestic hot water and radiators, plumbing provision for washing machine and dish washer, range of matching wall and base units with round edged work surfaces over, tiled splash-backs, one and a half bowl sink unit with single drainer and mixer tap over, built-in electric double oven, built-in gas hob with cooker hood over, space for under counter fridge. Arched opening through to:-

DINING ROOM
10' 1" x 8' 10" (3.07m x 2.69m)
Textured and coved ceiling, laminate flooring, power points, single radiator, UPVC double glazed double doors to rear.

FIRST FLOOR LANDING
Textured ceiling, access with ladder to roof space. Doors to Bedrooms and Bathroom:-

BEDROOM ONE
14' 3" min opening to 17' 5" max x 14' 8" max (4.34m min opening to 5.33m max x 4.47m max)
(Max room measurements excluding sloping ceiling) Textured ceiling, ceiling light/fan, power points, television point, telephone socket, single radiator, UPVC double glazed dormer window to front. Door to:-

WALK-IN STORE CUPBOARD
6' 1" max x 8' 6" max (1.85m max x 2.59m max)
(Max room measurements excluding sloping ceiling) Skimmed ceiling, double glazed skylight.

BEDROOM TWO
10' 2" max excluding slope x 9' 9" max (3.1m max excluding slope x 2.97m max)
(Max room measurements excluding sloping ceiling) Textured ceiling, power points, single radiator, UPVC double glazed dormer window to rear.

WET ROOM
7' 2" x 5' 6" max excluding slope (2.18m x 1.68m max excluding slope)
(Max room measurements excluding sloping ceiling) Skimmed ceiling, ceiling extractor, double glazed skylight to rear with integral blind, vinyl floor covering, single radiator, full height ceramic wall tiling, shaver socket, walk-in shower area with fitted electric shower and floor drain, wash hand basin, low level WC.

OUTSIDE

FRONT
The property is approached via a shared private road to the parking and garages area. The front garden is laid mainly to shingle with inset rose bushes. Paved path to front entrance door.

GARAGE
The property has an en-bloc single garage.

REAR
Covered patio area off the rear of the house, which leads onto a garden area laid mainly to shingle with inset shrubs and trellis screens to a further paved garden area.

DIRECTIONS
From our High Street office, bear left continuing along High Street and then turn left into School Road. At the crossroads turn right into Lords Lane and then turn immediately left into Chilvers Place. Follow the lane to the end and turn right into the parking area. The property will be found ahead of you to the right.

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 - £1,898.45 for 2026/27. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING
EPC - Band TBA

EPC GRAPH TO FOLLOW







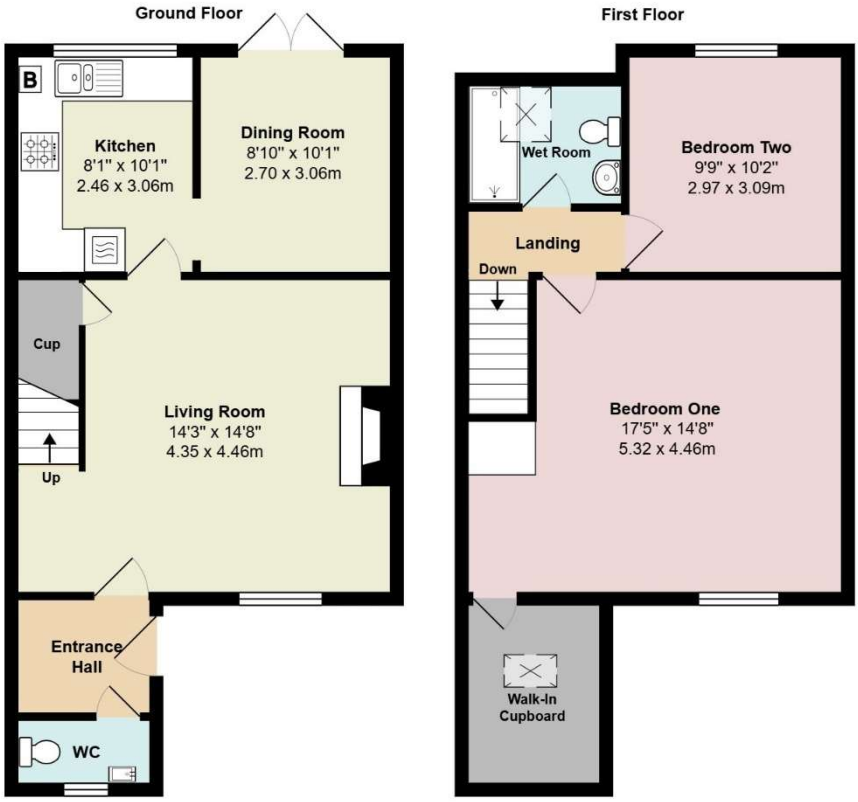












Total Area: 974 ft² ... 90.4 m²

All measurements are approximate and for display purposes only

Chilvers Place, Heacham, King's Lynn, Norfolk, PE31 7TJ

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 proper- ty (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 inde- pendent enquiries into current USE or past use of the property, any nec- essary 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 responsi- bility 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 im- plied 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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