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# BIRDS

## ESTATE AGENTS

ESTABLISHED 36 YEARS



62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL

3 SILFIELD GARDENS  
HUNSTANTON  
PE36 5HF

Guide Price: £143,000

SHARE OF FREEHOLD  
Vacant Possession Upon Completion



**A one bedroom spacious ground floor apartment close to the town centre and amenities.**

KITCHEN/DINER • SITTING ROOM • DOUBLE BEDROOM • SHOWER ROOM •

OUTSIDE:

REAR PATIO • FRONT PATIO • ALLOCATED PARKING SPACE •

SERVICES: All mains connected.  
COUNCIL TAX BAND: A (£1639.29 2026/27)

GAS CENTRAL HEATING • UPVC DOUBLE GLAZING

**TO VIEW:** PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

3 Silfiled Apartments is a well presented and spacious ground 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 retirement, 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 comprises:

**Kitchen/Diner: 13'5" x 9'6" (4.11x2.93)**

fitted with a range of base and wall units, integrated electric oven and ceramic hob with extractor over, plumbing for washing machine, wall mounted BAXI combi boiler, radiator, rear door to patio.

**Bedroom: 13'5" x 9'8" (4.11x2.97)**

sliding patio doors to rear, radiator.

**Inner Hall:**

radiator.

**Sitting Room: 13'1" x 9'7" (3.82x2.94)**

patio doors to front, radiator.

**Shower Room:**

tiled shower enclosure, vanity hand basin, wc, cupboard, towel radiator.

**OUTSIDE**

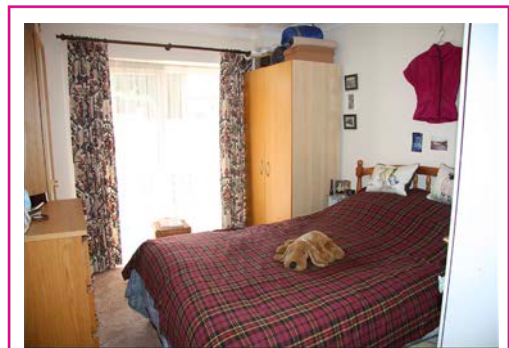
rear patio, small front patio, allocated parking space to front.

**TENURE**

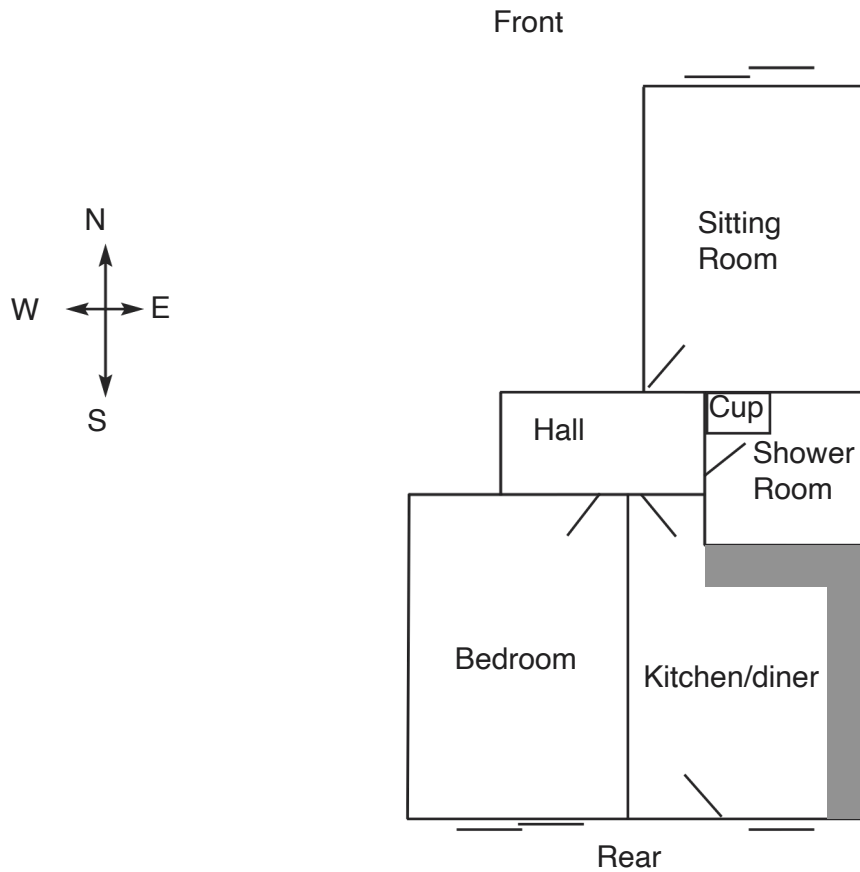
Share of freehold, leasehold for a term of 999 years from 24th June 1984.

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.