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BIRDS

ESTATE AGENTS
ESTABLISHED 37 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

8 SILFIELD GARDENS
HUNSTANTON
PE36 5HF

To Let: £850 pcm
UNFURNISHED



**A 2 bedroom first floor apartment
located close to the town centre**

NEWLY FITTED KITCHEN • SITTING ROOM •
TWO DOUBLE BEDROOMS • BATHROOM
OUTSIDE: Parking Space, Balcony

SERVICES: Mains Gas, Electric & Water.
COUNCIL TAX BAND: 'B' (£1912.49 2026/27)

GAS CENTRAL HEATING • UPVC DOUBLE GLAZING •



TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

8 Silfiled Apartments is a first 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. 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 gas central heating and upvc double glazing newly fitted kitchen, flooring and decorated throughout, comprises:

Kitchen: 11'3"x9'6" (3.42x2.90)

newly fitted with a range of base and wall units, stainless steel sink unit, electric cooker, hob & extractor fan, space for fridge/freezer, plumbing for washing machine, wall mounted gas combi boiler, radiator.



Inner Hall:

loft hatch.

Sitting Room: 12'9"x9'7" (3.92x2.93)

door to balcony, distant sea view, radiator.



Bedroom: 12'9"x9'7" (3.93x2.93)

built-in wardrobe, radiator.

Bedroom: 12'9"x9'6" (3.93x2.91)

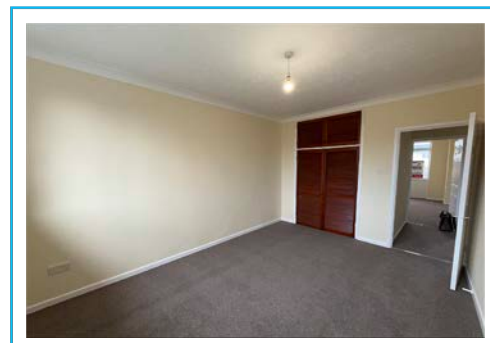
built-in wardrobe, radiator.

Bathroom: 7'7"x6'3"

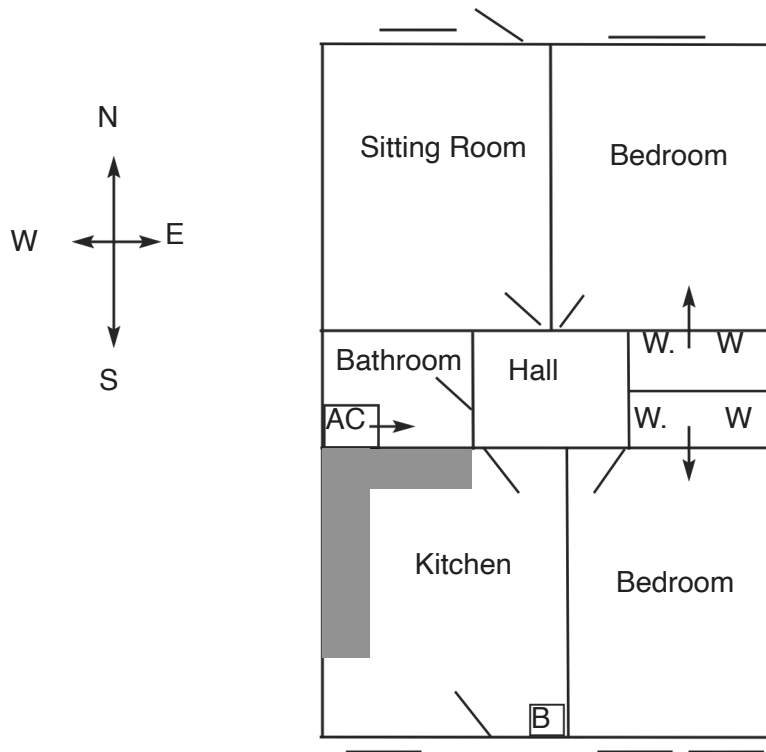
white suite comprising, panelled bath with shower over, hand basin, wc, airing cupboard with radiator and shelves, radiator, extractor fan.

OUTSIDE

Allocated parking space, stairs to flat small balcony.



Floor Plan
for Identification Purposes Only
Not to Scale



PRINCIPLE TERMS OF LETTING

1. The property is available on a six monthly Assured Shorthold Tenancy at a rental of £850 per calendar month, payable monthly in advance, exclusive of services and Council Tax.
2. A deposit representing one months rent will be required on the commencement of the tenancy.
3. References will be required from an Employer, Landlord (if applicable), character reference professional person and family acquaintance.
4. The Landlord or his Agents reserve the right to refuse any application.

