



**Flat 4 South Beach Road, Hunstanton, PE36 5BA**

**welcome to**

**Flat 4 South Beach Road, Hunstanton**

Chain free! A low maintenance, THREE BEDROOM ground floor flat, located just a stone's throw from the seafront. The property is ideally situated to enjoy all that this coastal town has to offer! The property boasts a communal garden and communal parking.



No onward chain! Situated in Hunstanton, only a stone's throw from the seafront and promenade, lies this low maintenance, three bedroom flat. This ground floor property is offered to the market with no onward chain and is presented in a good condition throughout.

Inside, you will find a large, open plan lounge/diner, as well as a well appointed galley kitchen. The three bedrooms are all of generous, double sizes and are serviced by the family bathroom, which is complete with a three piece suite. Outside, the property benefits from a large communal garden which can be accessed via the rear door of the property, as well as a sizable, communal parking area.

Hunstanton is a popular Victorian seaside resort on the coast of north Norfolk. Offering a wide range of shops including supermarkets, banks and a bus station with regular services to nearby villages and King's Lynn. Just a short walk from the town centre is the beach which has a promenade, funfair, bowls, pitch & putt and sealife centre. Hunstanton is an ideal location for a holiday home or permanent residence. King's Lynn is approximately 16 miles from Hunstanton and has direct train routes through to Ely, Cambridge and London.

### **Lounge/Diner**

18' 2" x 11' 7" ( 5.54m x 3.53m )

### **Kitchen**

7' 10" x 5' 11" ( 2.39m x 1.80m )

### **Bedroom One**

11' 7" x 8' 10" ( 3.53m x 2.69m )

### **Bedroom Two**

9' 4" x 7' 11" ( 2.84m x 2.41m )

### **Bedroom Three**

8' 2" x 7' 10" ( 2.49m x 2.39m )

### **Bathroom**

### **Outside**

### **Agents Note**



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## Flat 4 South Beach Road, Hunstanton

- 3 bedroom ground floor flat
- Lounge and Dining Room
- Double Bedrooms
- Communal Garden
- Off Road Parking

Tenure: Leasehold EPC Rating: F

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 19 Sep 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HUN106870 - 0006

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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