





Sea Close, Heacham King's Lynn PE31 7AX

william h brown

Welcome to

Sea Close, Heacham King's Lynn

Situated just moments from North Beach in the ever popular coastal village of Heacham, this two bedroom semi detached bungalow offers a fantastic opportunity to secure a coastal retreat with proven holiday let potential. Currently utilised as a successful holiday let, the property is subject to a 6 month occupancy restriction, making it ideally suited for those seeking a lifestyle purchase or investment close to the sea. The accommodation is surprisingly spacious and designed with sociable living in mind. A standout feature is the impressive 22'9 open plan kitchen/living/dining area, creating a bright and welcoming hub - perfect for relaxing after a day on the beach or entertaining guests. This space flows seamlessly into the 22'4 conservatory, which adds further versatility and provides an ideal spot to unwind while enjoying views of the garden. An inner hall leads to two bedrooms and a shower room, offering comfortable and practical accommodation. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



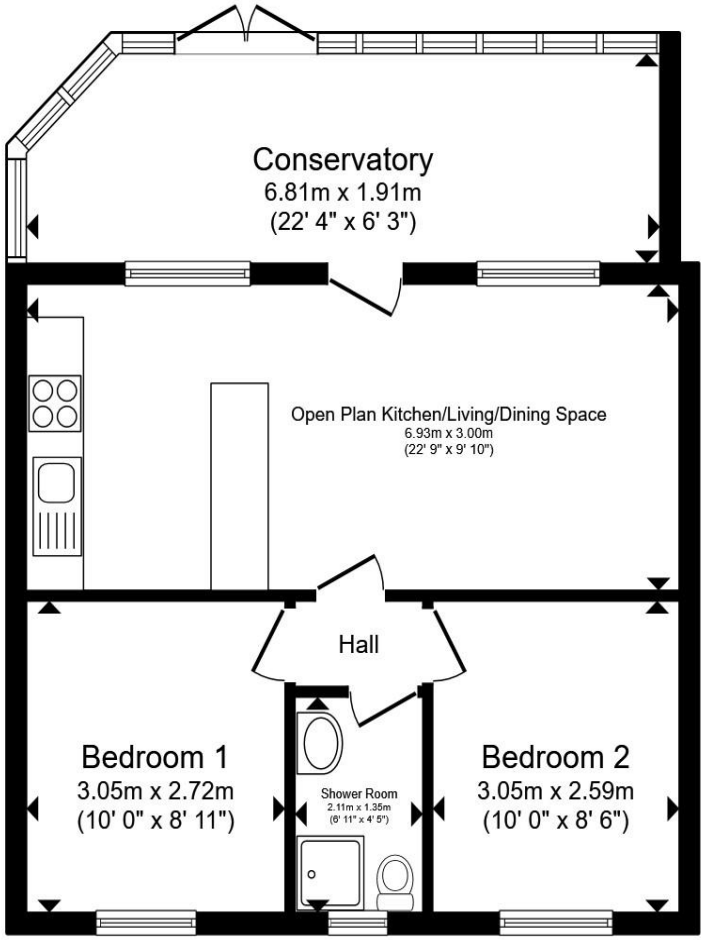












Total floor area 56.6 m² (609 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Description

Conservatory

Open Plan Kitchen-Diner-Living

Inner Hall

Bedroom One

Bedroom Two

Shower Room

Agents Notes:

There is a right of way in favour of 4 Sea Lane for access. The property is a holiday bungalow with six month occupancy.

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- Semi detached bungalow near North Beach, Heacham
- 6 month occupancy restriction
- Currently used as a holiday let
- Two bedrooms and shower room
- 22'9 open plan kitchen/living/dining space
- 22'4 conservatory
- Rear garden
- Off road parking area to the front

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£165,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107117

The Property Ombudsman

Property Ref:
HUN107117 - 0005

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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