

# SOWERBYS

Norfolk Property Specialists



## 95A Southbeach

Hunstanton, Norfolk, PE36 5BA

Asking Price Of £195,000 No Onward Chain



Viewing by appointment with our

Hunstanton Office 01485 533666 or [hunstanton@sowerbys.com](mailto:hunstanton@sowerbys.com)



## 95A SOUTHBEACH

A two bedroom end terraced house pleasantly situated along South Beach Road, directly facing the sea to which there are fine views from the top floor living room and balcony. The large open-plan living space on the first floor includes a fitted kitchen area and balcony, making it the perfect entertaining space or relaxation area. On the ground floor there are two double bedrooms with the rear bedroom having its own door out to the rear patio garden. There is also a good sized modern tiled bathroom and storage under the stairs. Outside to the rear is a patio area with shed and to the front is a gravelled car park for two vehicles. The property comes with UPVC double glazing, gas central heating and is being sold with no onward chain.



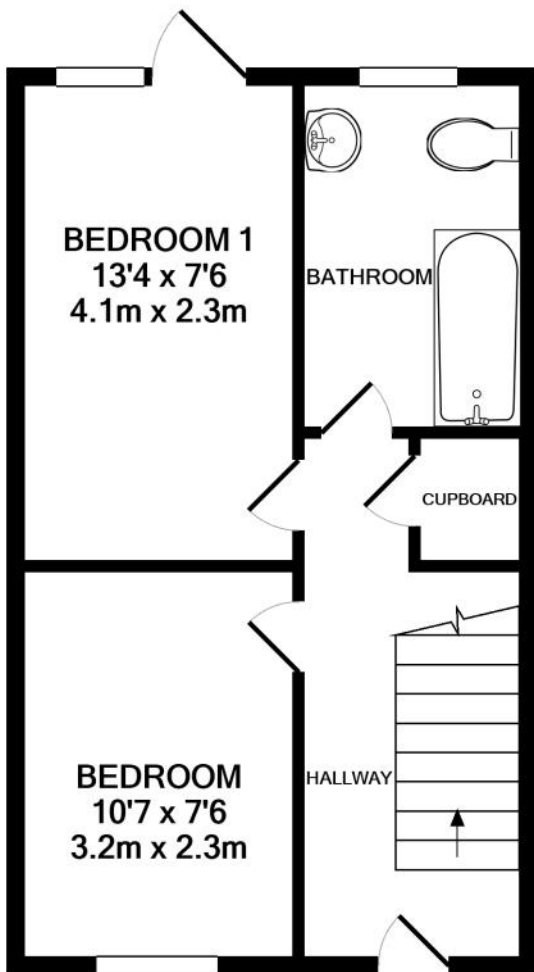
## KEY FEATURES

- Sunset Sea Views
- No Onward Chain
- Parking for Two Vehicles
  - Gas Central Heating
  - Two Double Bedrooms
- Low Maintenance Rear Garden
  - Perfect Holiday Home
- Balcony Overlooking Sea

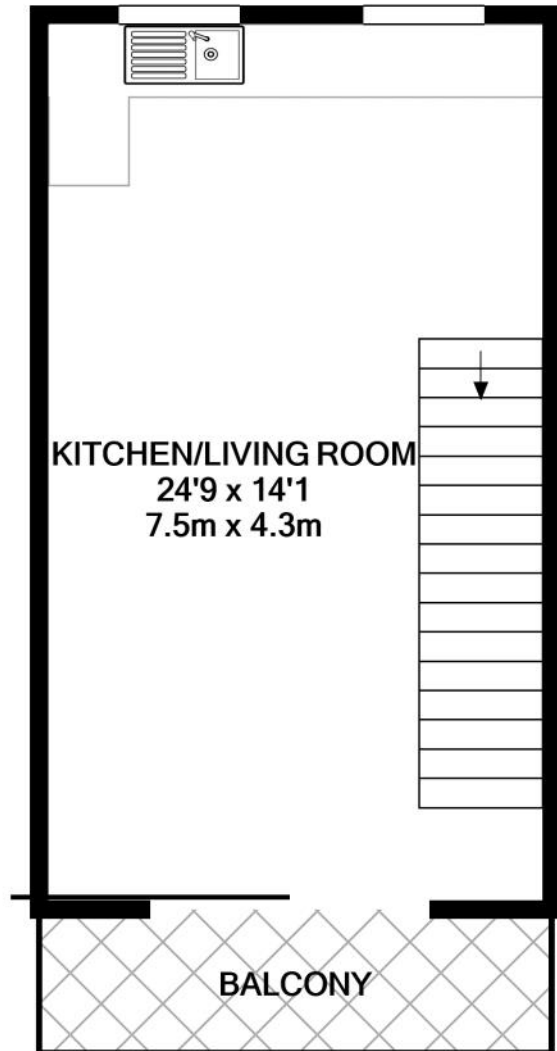








GROUND FLOOR  
 APPROX. FLOOR  
 AREA 321 SQ.FT.  
 (29.8 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 323 SQ.FT.  
 (30.0 SQ.M.)

**TOTAL APPROX. FLOOR AREA 645 SQ.FT. (59.9 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## HUNSTANTON

Hunstanton is a coastal town and resort facing the Wash. It is unusual because you can see a sunset over the sea, being the only town on the east coast that faces west. The beach is long and sandy and is famous for its striped cliffs. There are two supermarkets, a selection of schools (primary and secondary) and a range of shops. For the golfers there is the superb championship golf course - Hunstanton Golf Club and nearby, The Royal West Norfolk Golf Club at Brancaster. In addition, Searles Holiday Park and the nearby Heacham Manor have their own courses. The Sandringham Estate is a short distance away with its Country House and walks through Sandringham Woods.

## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

## COUNCIL TAX

Band A.

## ENERGY EFFICIENCY RATING

C. Ref:- 2625-5419-1053-3224-2317.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## AGENT'S NOTE

Please note the property has limited occupancy from April to October.

Viewing by appointment with our Hunstanton Office:  
54 Westgate, Hunstanton, Norfolk, PE36 5EL  
01485 533666 • [hunstanton@sowerbys.com](mailto:hunstanton@sowerbys.com)



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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