

SOWERBYS

Norfolk Property Specialists



7 & 9 Park Road

Hunstanton, PE36 5BP

Asking Price Of £350,000



Viewing by appointment with our
Hunstanton Office 01485 533666 or hunstanton@sowerbys.com



7 & 9 PARK ROAD

An excellent investment opportunity has arisen with the sale of this detached brick and carrstone property, which comprises two self-contained flats. The flats are currently being used as holiday lets and are being sold fully furnished and equipped to enable the new owner to continue holiday letting if required.

The flats are very well-presented and each comprise a sitting room, fitted kitchen, utility room and bathroom/shower room. The ground floor flat has one bedroom and the first floor flat has two bedrooms.

Conveniently situated close to the town centre and sea front, the property further benefits from a car parking space to the front and room at the side for a small car.

To the rear of the building is a small, enclosed patio garden, which provides a seating area for the ground floor unit.

New gas fired central heating boilers are to be installed in each flat at the end of September 2021 and will provide radiator central heating.



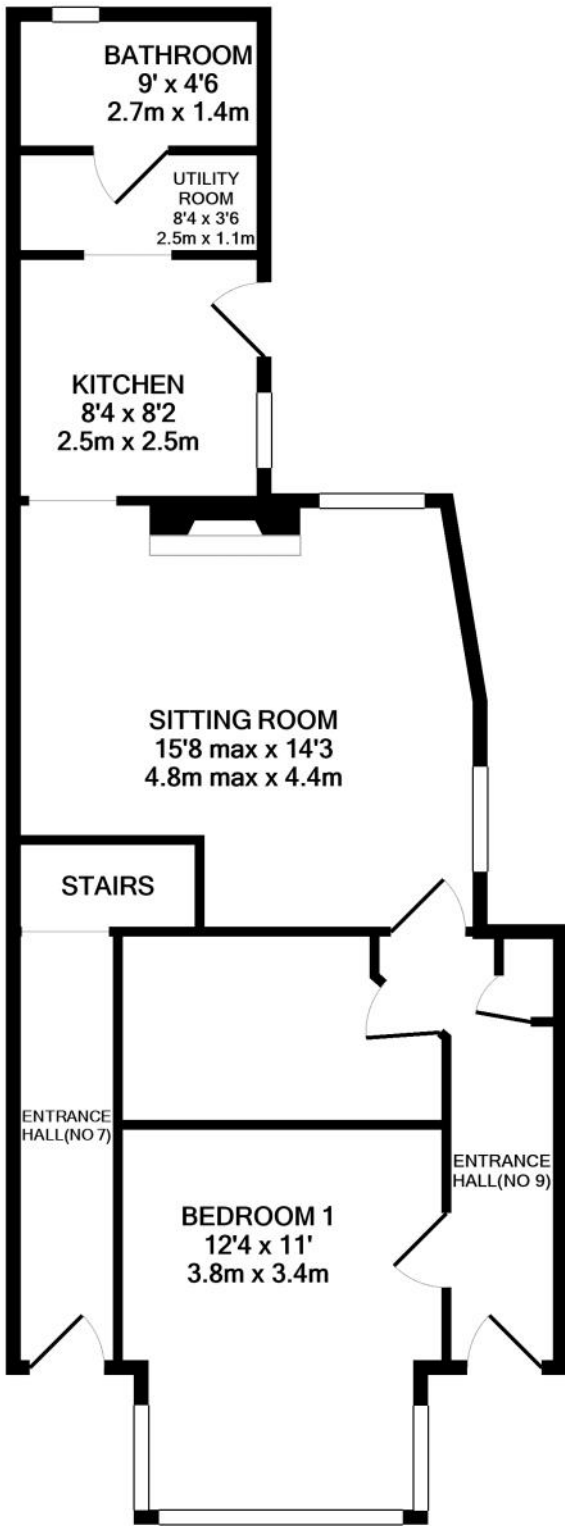
KEY FEATURES

- Excellent Investment Opportunity
- Detached Property Comprising Two Self-Contained Flats
- Fully Furnished and Equipped
- Gas Fired Central Heating
- Replacement Double Glazing
- Parking Space

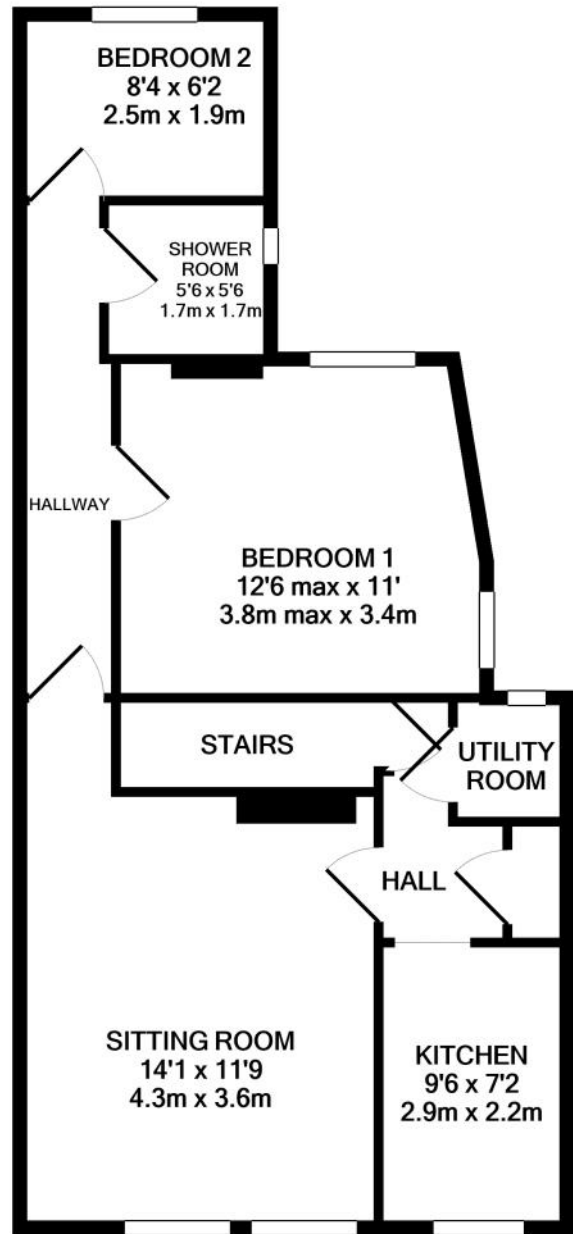








GROUND FLOOR



1ST FLOOR

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

HUNSTANTON

Hunstanton is a coastal town and resort facing the Wash. It enjoys wonderful sunsets 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, primary and secondary schools, and a range of shops. For 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.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

No. 7 - D. Ref:- 9619-4020-6009-0949-9202
No. 9 - D. Ref:- 9160-2999-4000-2009-4995

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

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54 Westgate, Hunstanton, Norfolk, PE36 5EL
01485 533666 • 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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