

SOWERBYS

Norfolk Property Specialists



Flat B, 47 Avenue Road

Hunstanton, Norfolk, PE36 5HW

Asking Price of £245,000



Viewing by appointment with our

Hunstanton Office 01485 533666 or hunstanton@sowerbys.com



FLAT B, 47 AVENUE ROAD

Positioned within an attractive carrstone Victorian property, formerly a sizeable residence and now converted into apartments, this first floor flat is accessed through its own private door. Having been renovated throughout and offering spacious accommodation, the property is positioned in the centre of Hunstanton close to local amenities and the sea front.

The accommodation comprises three double bedrooms with en-suite shower room to the principal bedroom, a family shower room, modern kitchen and a spacious balustrade landing which could make for a dining area or a fantastic office space. With refurbishments to the apartment including new gas central heating, modern sash windows, carpets and flooring, brand new kitchen and shower rooms and redecoration throughout, the property really is a blank canvas which the new owner can put their stamp on. Combined with off-street parking to the rear and an array of original features such as fireplaces and high ceilings, this apartment makes for a great seaside residence or holiday bolt hole.



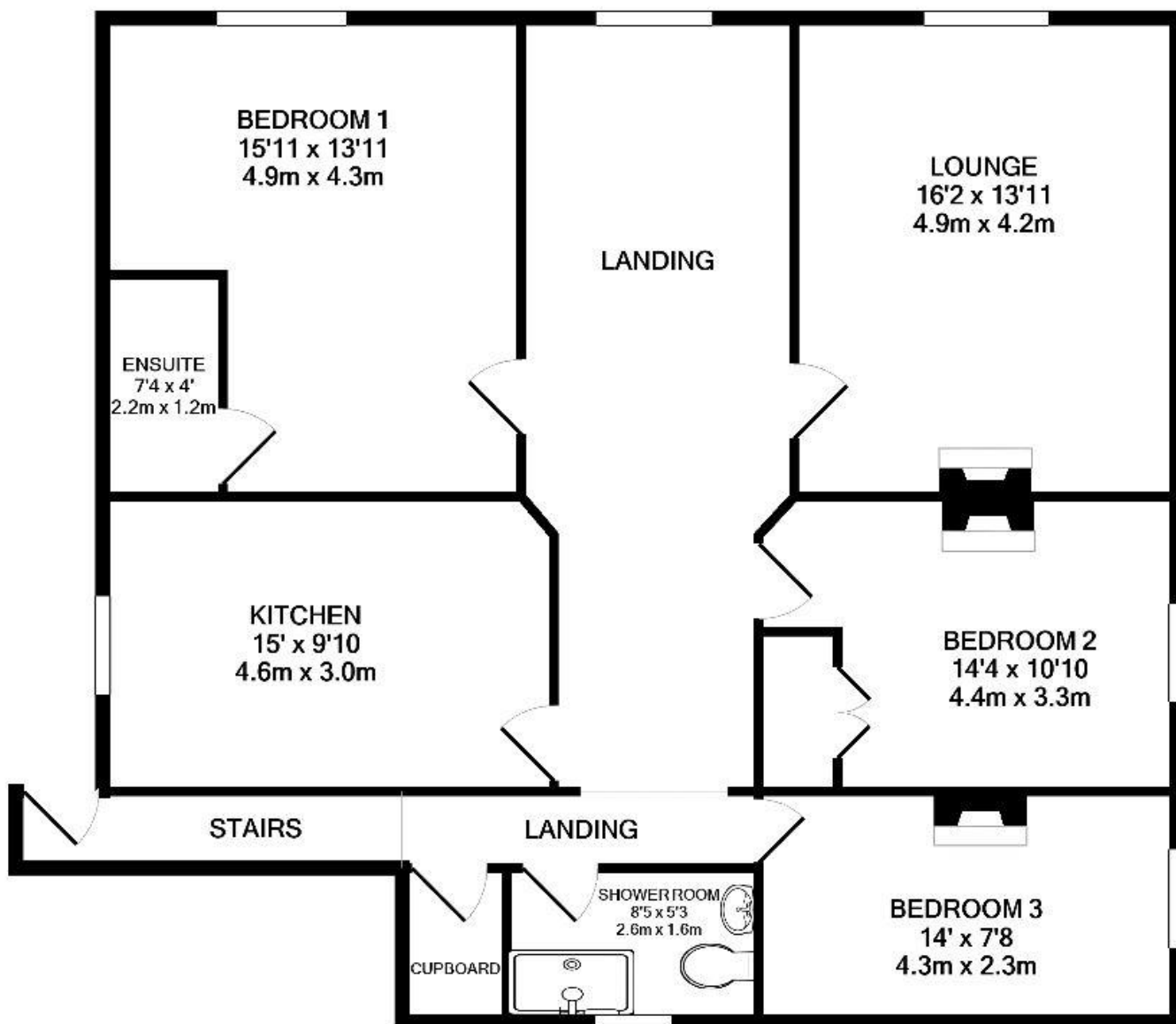
KEY FEATURES

- No Onward Chain
- Fully Refurbished
- Three Bedrooms
- Original Features
- Off-Street Parking
- Town Centre Location
- Shower Room and En-Suite
- First Floor Apartment
- 999 Year Lease
- Holiday Letting Allowed









TOTAL APPROX. FLOOR AREA 1151 SQ.FT. (106.9 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 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 electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 2510-1819-9316-6718-3412

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 the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

The property is leasehold, with a 999 year term remaining. Service charges are to be confirmed.

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01485 533666 • hunstanton@sowerbys.com



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