

SOWERBYS

Norfolk Property Specialists



Flat 4, 33 South Beach Road

Hunstanton, Norfolk, PE36 5BA

Asking Price of £169,500



Viewing by appointment with our

Hunstanton Office 01485 533666 or hunstanton@sowerbys.com



FLAT 4, 33 SOUTH BEACH ROAD

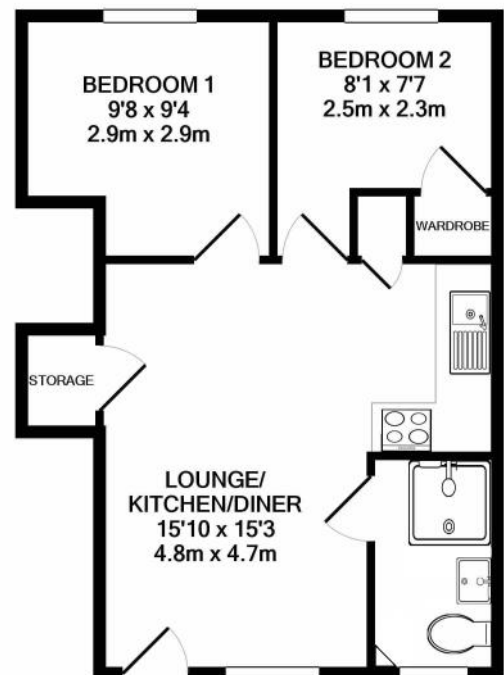
Located only a stone's throw from the beach in Hunstanton is this two bedroom ground floor holiday apartment. The current owners have completely renovated the property throughout, including new fitted blinds and lighting, and it is ready to put your own furniture in and enjoy straight away, being for sale with no onward chain. The property benefits from having 11 months occupancy as well as off street parking to the rear and a patio to the front, with a shared lawned garden. The accommodation comprises an open plan kitchen/diner/living room, a modern shower room, two double bedrooms and several handy storage cupboards.





KEY FEATURES

- Ground Floor Apartment
- 11 Month Occupancy
- Off-Street Parking
- Two Double Bedrooms
- No Onward Chain
- Close To Beach
- Refurbished Throughout
- Perfect Holiday Bolt Hole



TOTAL APPROX. FLOOR AREA 417 SQ.FT. (38.8 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 electricity, water and drainage. Electric heating with a smart meter.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 0330-2382-9030-2229-3851

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

The property is freehold, with 11 month occupancy.

Viewing by appointment with our Hunstanton Office:
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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