



THE STORY OF

9 Hadley Crescent

Heacham, Norfolk

SOWERBYS



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9 Hadley Crescent

Heacham, Norfolk
PE31 7LG



Perfect Lock-Up and Leave

No Onwards Chain

Off-Street Parking

Ground Floor Apartment

Short Walk to Beach and Shops

Shared Garden



In the popular coastal location of Heacham is 9 Hadley Crescent, a ground floor one bedroom apartment which makes for the ideal first-time home, second home or buy-to-let investment.

The property is well presented, and accommodation briefly consists of lounge/dining room, kitchen, shower room and bedroom.

Outside there is off-street parking in a

communal car park, as well as a shared garden which is mainly lawned with some mature trees.

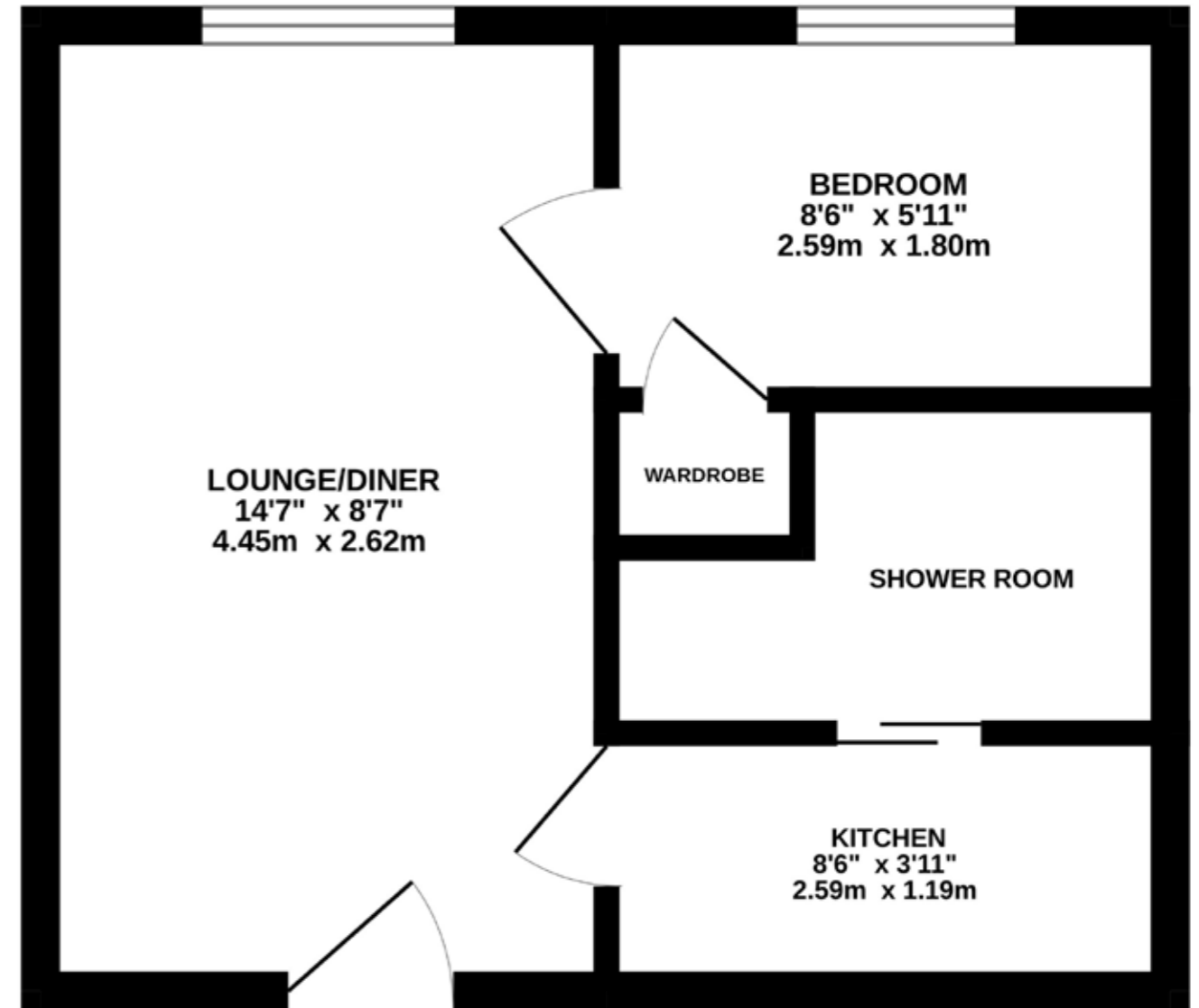
The stand-out feature of this property is perhaps its location. It is only a short walk to both the local high street and the lovely sandy beach.

This apartment comes to market with no onwards chain and is ready for someone to start enjoying life in this charming village straight away.

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GROUND FLOOR
249 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 249 sq.ft. (23.1 sq.m.) approx.

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 or tenant. 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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ALL THE REASONS

Heacham

IN NORFOLK
IS THE PLACE TO CALL HOME



Norfolk Lavender on the A149 coast road is the landmark that tells you you've arrived at Heacham. Long

popular with local families, thanks to a thriving primary and junior school, the village is large and offers a diverse blend of period properties and newer additions, plus a growing number of stunning beachfront houses, many with beautiful, first floor living areas that take full advantage of their shoreline position and rolling sea views.

Along with numerous pretty carrstone period houses, the village has grown in recent years and is bordered by a new development, Butterfield Meadow, on the edge of Hunstanton to the east and Lamsey Lane to the west. It is well-serviced by two supermarkets, Tesco Express and Lidl on the A149, a Post Office, electrical store, chemist, GP surgery and gym, along with an alternative health clinic.

Spending time outside is part of everyday life here – it could be why so many of us become dog owners to enjoy a daily walk or two. Indulge your love of the great outdoors further with a bike ride or game of golf. Cyclists should pit-stop at A E Wallis, which has been selling and servicing bicycles since 1939. If golf is your game, enjoy a round at Heacham Manor, rated in Golf World's Top 100 Golf Resorts, or perfect your swing at its driving range. Alternatively, slow the pace with an easy walk to one of the village's two beaches where you will find a sandy spot to enjoy one of west Norfolk's legendary sunsets.

It's easy to see why this coastal village offers the best of both worlds and appeals so much to those looking for a much-coveted home within walking distance of the beach and amenities, but without the bustle of a busy tourist trap. Come and discover your place in the sun, too.



Note from the Vendor



“We’ve enjoyed the quiet garden on a sunny afternoon.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, and drainage. Electric heaters.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

E. Ref:- 0139-9121-6000-0967-9202

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.

TENURE

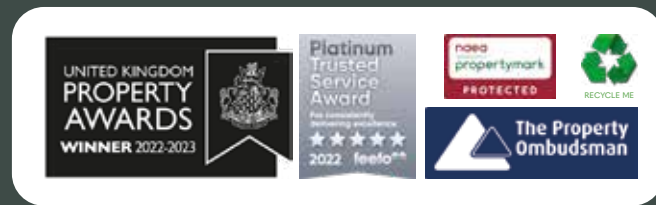
Leasehold. Lease has 77 years remaining. Ground rent and service charge are approximately £275 PA and building insurance around £275 PA. No pets are allowed, but a six month-plus sub-letting is.

LOCATION

What3words: ///occur.reissued.diver

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.

SOWERBYS



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