

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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****NO ONWARD CHAIN**** A nicely presented detached bungalow offering accommodation which includes; Entrance Hall, Kitchen, Living Room, Two Double Bedrooms, Conservatory and Shower Room. The property which benefits from UPVC double glazing and gas central heating (recent new boiler), has well maintained gardens to the front and rear, along with off-road parking and a single garage.

The property which has a distant sea view, is situated on a popular estate, made up of similar properties, within the coastal town of Hunstanton, a Victorian seaside town on the North West Norfolk coastline, giving spectacular sunset vistas across the Wash. The town offers a good array of amenities including; supermarkets, shops, cafes, restaurants including, a locally renowned Michelin Starred restaurant in Old Hunstanton, and theatre to name a few. The broad, sandy beaches are a particular feature as are the chalk and sandstone cliffs. There is a regular bus service that runs through the estate to the town centre and King's Lynn.

Andrews Place, Hunstanton, Norfolk, PE36 5PD

Price £300,000 Freehold

UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Textured and coved ceiling, power point, single radiator, cloaks cupboard, airing cupboard housing gas fired boiler supplying domestic hot water and radiators (new boiler in October 2024). Doors to:- Kitchen, Living Room, Bedrooms and Shower Room.

KITCHEN

10' 4" x 9' 7" (3.15m x 2.92m)

Textured and coved ceiling with inset spotlights, tiled floor, power points, single radiator, plumbing provision for washing machine, UPVC double glazed window to rear. Range of matching wall and base units with round edged work surfaces over, tiled splash-backs, stainless steel sink unit with single drainer and mixer tap over, tall boy unit, space for cooker with cooker hood over, space for fridge freezer. UPVC double glazed door to rear.

LIVING ROOM

16' 6" x 12' 1" max (5.03m x 3.68m max)

A double aspect room with UPVC double glazed windows to the front and side, textured and coved ceiling, power points, television point, telephone socket, two single radiators, feature living flame effect electric fire.

BEDROOM 1

13' 2" x 9' 7" (4.01m x 2.92m)

Textured and coved ceiling, power points, telephone socket, single radiator, UPVC double glazed window to side.

BEDROOM 2

10' 7" x 10' 1" (3.23m x 3.07m)

Textured and coved ceiling, power point, single radiator. Brown aluminium sliding door to:-

CONSERVATORY

12' 1" x 8' 1" (3.68m x 2.46m)

UPVC double glazing over a brick base, polycarbonate roof, vinyl floor covering, power points, UPVC double glazed door to main side garden.

SHOWER ROOM

6' 10" x 5' 7" (2.08m x 1.7m)

Textured and coved ceiling, ceiling extractor, tiled floor, UPVC double glazed window to side, chrome heated towel rail, full height ceramic wall tiling. Suite comprising; corner quadrant shower cubicle with fitted system mixer shower, wide wash basin set on a vanity unit with cupboards under, low level WC.

OUTSIDE

FRONT

The bungalow is set on a corner plot with the well maintained front garden laid mainly to lawn with borders containing mature shrubs and plants. Small gravelled area with inset shrubs. Paved path to front entrance door which also leads around the side to the driveway at the rear.

REAR

Concrete and paved driveway supplying ample parking and giving access to the garage as well as a gate giving pedestrian access to the main side garden. Outside tap.

GARAGE

18' 11" x 9' 3" max (5.77m x 2.82m max)

Power roller door, power and lighting, UPVC double glazed window to rear, UPVC personnel door to main garden.

MAIN SIDE GARDEN

An enclosed garden with distant sea views. The garden is well maintained and laid mainly to lawn with borders containing mature shrubs and plants. Paved path off the conservatory and a further paved patio to the rear of the garage. Timber garden shed.

DIRECTIONS

Travel along the A149 from Heacham and on reaching the roundabout at Redgate Hill, Hunstanton, take the first exit left into Princess Drive. Take the first turning right into Andrews Place and the property will be found further along on the left hand side.

SERVICES

Mains Electricity. Mains Gas. Mains Water. Mains Drainage. Gas Central Heating. These services and related appliances have not been tested.

COUNCIL TAX

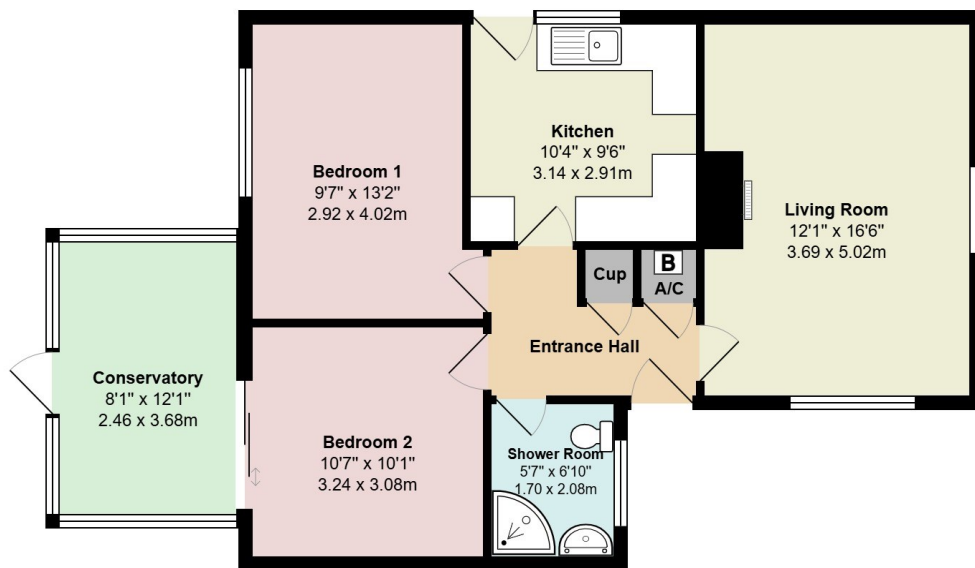
BAND D - £2260.37 for 2024/25. Borough Council of King's Lynn & West Norfolk

ENERGY PERFORMANCE CERTIFICATE

EPC Band D - A full copy is available on-line at:- <https://www.gov.uk/find-energy-certificate> - or from our offices.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





Andrews Place, Hunstanton, Norfolk, PE36 5PD

Illustration for identification purposes only. Measurements are approximate. Not to scale

Tenure: Freehold. Vacant possession upon completion.

Viewing: Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations: All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

Offer Referencing: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Referral Fees: In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

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SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

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LANDLES

Since 1856

SELLING & LETTING

Town Country Coastal

property in King's Lynn and the coastal & rural villages of North & West Norfolk

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