

## DIRECTIONS

From our Dersingham office, turn right onto Hunstanton Road, Lynn Road, B1440, and at the roundabout, take the second exit, A149, heading towards Hunstanton. After around 4 miles, take the second exit and continue on the A149 towards Hunstanton. At the roundabout take the 2nd exit onto Redgate Hill/A149, at the next roundabout take the 3rd exit, and continue on the A149 then take the 3rd turning left onto Westgate, continue along past the shops toward the sea front where the property can be found on the left hand side easily identified by our For Sale board (In the Window).

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         | 63        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  | 16                      |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

  

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         | 48        |
| (39-54) E   |  |                         |           |
| (21-38) F   |  | 28                      |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

## NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



Flat 1, 20 Westgate Hunstanton Norfolk PE36 5AL

**BEAUTIFULLY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT WITH PARKING  
NO UPWARD CHAIN**

**Hunstanton**

**£195,000 Leasehold**



**COMMUNAL ENTRANCE HALL**  
Stairs leading to the first floor.

**ENTRANCE HALL**

**LOUNGE** 13'6 x 12'2 max (4.11m x 3.71m max)  
Feature fireplace. Wood effect flooring. Window to front aspect with distant sea views. Opening to:

**DINING ROOM** 10'2 x 8'2 (3.10m x 2.49m)  
Wood effect flooring. Window to front aspect with distant sea views.

**KITCHEN** 10'11 x 9'11 (3.33m x 3.02m)  
Range of wall, base and drawer units, inset sink & drainer. Range cooker with extractor. Space for washing machine and fridge/freezer. Breakfast bar. Window to rear aspect.

**BEDROOM 1** 13'8 x 12'7 max (4.17m x 3.84m max)  
Window to front aspect.

**BEDROOM 2** 10'9 x 10'1 max (3.28m x 3.07m max)  
Window to rear aspect.

**BATHROOM**  
Four piece suite comprising shower cubicle, bath, wash hand basin and w.c. Window to rear aspect.

**PARKING TO THE REAR**  
Accessed via Chapel Lane.

We are delighted to offer this beautifully presented two bedroom first floor apartment with parking to the rear. The property benefits from electric heating and uPVC double glazing. The accommodation comprises communal entrance hall with stairs leading to private entrance hall, lounge, dining room, kitchen, two bedrooms and bathroom. No Upward Chain.





