

DIRECTIONS

Sat Nav: PE36B 5PT What Three Words: detail.colleague.clumped

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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2 Curlew Close Hunstanton Norfolk PE36 5PT

**BEAUTIFULLY PRESENTED IN PEACEFUL LOCATION TWO BEDROOM
GROUND FLOOR APARTMENT WITH GARAGE AND PARKING**

Hunstanton

£199,950 Leasehold

01553 692828
sales@brittons.net





ENTRANCE HALL Fitted 'welcome' mat, LVT Wooden flooring, Double radiator. Two generous storage cupboards. Leading to all rooms.	9'0 x 4'0 (2.74m x 1.22m)
BATHROOM Vinyl flooring, WC, Pedestal hand wash basin with mixer tap over. Half height polished tile surround. Fitted bath with mixer tap and shower over. Extractor fan. Double radiator.	9'2 x 5'10 (2.79m x 1.78m)
BEDROOM ONE Fitted carpet. Built in storage. Double radiator. Window to side aspect. Ensuite shower room.	16'1 x 11'0 (max) (4.90m x 3.35m (max))
ENSUITE Vinyl flooring. Double radiator. Window to side aspect. Pedestal hand wash basin with mixer tap over and splashback tile. WC. Shower enclosure with full height polished tiling surround and thermostatic shower.	5'9 x 5'5 (1.75m x 1.65m)
BEDROOM TWO Fitted carpet. Window to side aspect. Double radiator. Built in storage.	11'9 x 9'10 (max) (3.58m x 3.00m (max))
KITCHEN/LIVING Living area: Luxury vinyl tile flooring. Two double radiators. Window to side aspect. Kitchen area: Tiled flooring, range of base wall and drawer units with worktop over. Integrated electric oven with gas hob. Splashback brick effect tiling. One and a half sink with drainer and mixer tap over. Space and plumbing for washing machine and dishwasher. Extractor fan.	19'11 x 14'4 (6.07m x 4.37m)
GARAGE Up and over a garage door. Concrete flooring.	18'0 x 9'11 (5.49m x 3.02m)

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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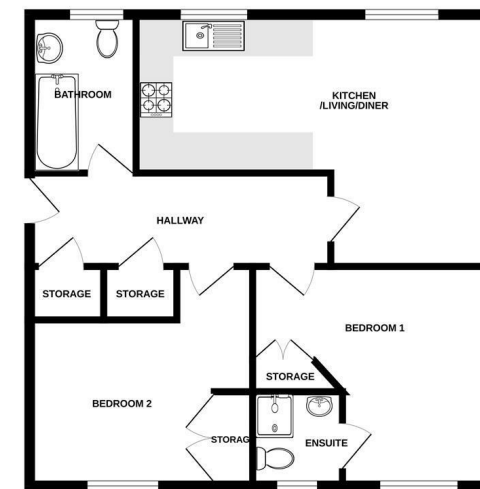
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Positioned in the charming area of Curlew Close, Hunstanton, this well-presented ground floor flat offers a delightful blend of modern living and natural beauty. With two spacious bedrooms and two bathrooms, including an ensuite to the master bedroom, this property is perfect for those seeking comfort and convenience. The flat is bright and airy, creating a welcoming atmosphere that is sure to impress. Its location within beautifully maintained grounds provides open views, allowing residents to enjoy the sights and sounds of local wildlife, as well as the opportunity for relaxing walks in the surrounding area. For those who enjoy cycling, the communal bike shed is a fantastic addition, ensuring that your bicycles are securely stored. The property also boasts allocated parking and a single garage, providing ample space for your vehicle and additional storage needs. This flat is an ideal choice for first-time buyers looking to step onto the property ladder or for those seeking a holiday home close to the stunning coast. With its modern features and tranquil setting, this property is not to be missed. Embrace the opportunity to make this lovely flat your new home in Hunstanton.

GROUND FLOOR



While every effort has been made to ensure the accuracy of the foregoing information, measurements of areas, fixtures and fittings are approximate and no responsibility is taken for any error or omission in this information. This plan is for illustrative purposes only and should not be used as a basis for any contractual agreement. The actual property may vary from the information provided.
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