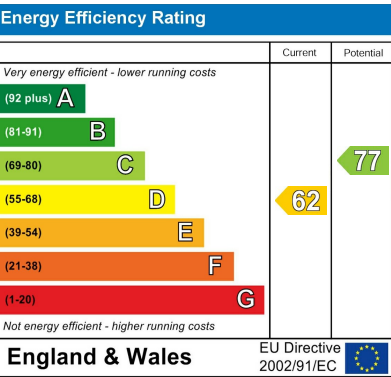


DIRECTIONS

SAT NAV: PE31 7SY



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

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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.

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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.

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GROUND FLOOR ONE BEDROOM MAISONETTE IN DESIRABLE  
LOCATION CLOSE TO THE BEACH

King's Lynn

£120,000 Leasehold

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ENTRANCE HALL

Fitted carpet, radiator, door to lounge and stairs to first floor.

LOUNGE

Fitted carpet, window to front aspect, radiator, large understairs storage cupboard.

KITCHEN

Fitted kitchen with range of wall-mounted, base and drawer units and wood effect worktop over. Window to front aspect, splashback wall tiling, extractor fan, space for oven, stainless steel sink with drainer, space for fridge/freezer and space and plumbing for washing machine. Vinyl flooring.

MASTER BEDROOM

Fitted carpet, window to front aspect, radiator, bathroom/en-suite, loft access.

BATHROOM

Three piece suite comprising of fitted bath with shower attachment, W.C and hand wash basin. Extractor fan. Vinyl flooring.

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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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"NO UPWARD CHAIN" Nestled a stones throw from Heacham Beach, this delightful duplex offers a unique opportunity for those seeking a coastal retreat. Set over two floors, the property features a private staircase that leads you to a comfortable living space, perfect for relaxation and entertaining. The flat comprises one well-proportioned reception room, ideal for hosting friends or enjoying quiet evenings at home. The bedroom is thoughtfully designed to provide a peaceful sanctuary, while the bathroom is conveniently located to serve both residents and guests. Additionally, the property boasts a loft, providing extra storage space or the potential for further development. This flat has been well-maintained, with a recent consumer unit ensuring modern electrical safety. Its prime location is a significant highlight, as it is just a short 3 to 5-minute stroll to the beautiful beach, where you can enjoy the stunning coastal views and fresh sea air. For your everyday needs, a variety of restaurants, pubs, and shops are within a 5 to 10-minute walk, along with a regular bus service that connects you to nearby areas. This property is situated in a highly sought-after location, making it an excellent choice for first-time buyers, investors, or those looking for a holiday home. In summary, this charming duplex flat in Heacham presents a wonderful opportunity to embrace coastal living in a vibrant community. With its convenient amenities and proximity to the beach, it is sure to attract interest from a range of buyers. Don't miss your chance to make this delightful property your own.

GROUND FLOOR

1ST FLOOR

