

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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****NO ONWARD CHAIN**** A beautifully presented, spacious Ground Floor Apartment within a purpose built block, offering accommodation including; Entrance Hall, Living/Dining Room, Kitchen, Two Double Bedrooms and Shower Room. The property which benefits from UPVC double glazing and gas central heating, has a single garage, communal parking and lovely, well maintained communal gardens. Just 300m to the sea front cliffs and the town centre approx. 600m.

The property is situated in the popular traditional Victorian seaside town of Hunstanton on the North West Norfolk coastline, well known for being the only West facing town on the East coast providing spectacular sunset vistas across the Wash. The town provides residents with a good array of amenities including supermarkets, independent retailers, cafes, restaurants and theatre to name a few. The broad, sandy beaches of Hunstanton & Old Hunstanton are a particular feature as are the white chalk and sandstone cliffs.

Buckingham Court, Hunstanton, PE36 6DA

Price - £180,000 Leasehold

COMMUNAL ENTRANCE DOOR AT THE REAR TO:-

COMMUNAL ENTRANCE HALL

A well maintained communal lobby, giving access to the entrance door of the apartment.

ENTRANCE HALL

Textured ceiling, vinyl floor covering, power point, intercom receiver, single radiator, built-in storage cupboard. Doors to bedrooms, shower room and living/dining room.

LIVING/DINING ROOM

22' 2" max into bay x 12' 0" max (6.76m max into bay x 3.66m max)

Textured and coved ceiling, power points, television point, telephone socket, two double radiators, UPVC double glazed bay window to front. Door to:-

KITCHEN

12' 6" x 7' 4" (3.81m x 2.24m)

Textured ceiling, tiled floor, power points, single radiator, UPVC double glazed window to front, plumbing provision for washing machine. Range of matching wall and base units with round edged work surfaces over, matching wall unit housing gas fired boiler supplying domestic hot water and radiators, tiled splash-backs, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, tall-boy storage unit, space for cooker, space for fridge freezer, space for tumble dryer.

BEDROOM ONE

13' 5" x 8' 8" (4.09m x 2.64m)

(max room measurements excluding fitted wardrobes) Textured ceiling, power points, single radiator, UPVC double glazed window to rear, fitted wardrobes.

BEDROOM TWO

13' 5" max x 7' 4" max (4.09m max x 2.24m max)

Textured ceiling, power points, single radiator, UPVC double glazed window to rear.

SHOWER ROOM

7' 8" x 4' 4" (2.34m x 1.32m)

(measurements don't include the additional shower area of 5'0" x 2'6") Textured ceiling, vinyl floor covering, full height ceramic wall tiling, wall extractor, chrome heated towel rail, vanity combi unit with integral wash hand basin and surface, low level WC with concealed cistern, built-in shower area with full height composite "wet board" panelling and fitted electric shower.

OUTSIDE

GARDENS & COMMUNAL AREAS

Beautifully presented communal gardens to the front rear and side. Communal bin store and clothes drying area. THE PROPERTY HAS IT'S OWN GARAGE (No21) and there is also communal visitors parking.

LEASE INFORMATION

The property has a 999 year lease of which there are some 942 years remaining. The annual Service Charge is £1060.87 for 01/01/2025 to 31/12/2025 and includes the ground rent. Mains water is shared and split equally between the owners (£128.65 for 2024).

Each property has one share in the Management Company (Buckingham Court Management Company Ltd)

There are restrictions in the lease stating - No Pets and No Holiday Lets

DIRECTIONS

From Hunstanton town centre turn into Northgate which is opposite the Greevegate end of the High Street. Continue for approximately 450m and Buckingham Court will be found on the right hand side, just before Victoria Avenue. Access to the property is at the rear.

SERVICES

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

COUNCIL TAX

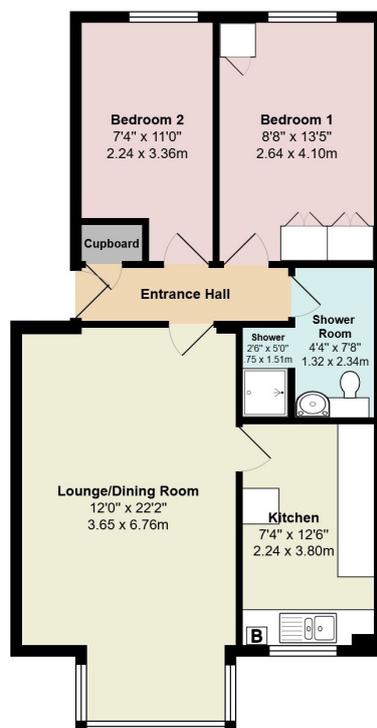
Band B - £1827.49 for 2025/26. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING

EPC Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Total Area: 668 ft² ... 62.1 m²

All measurements are approximate and for display purposes only

Buckingham Court, Hunstanton, Norfolk, PE36 6DA

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

Tenure: Leasehold. 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.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

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.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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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