

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
Heacham,
King's Lynn,
Norfolk, PE31 7EP

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A mature detached bungalow offering accommodation including; Entrance Hall, Kitchen/Dining Room, Rear Entrance Porch, Living Room, Two Double Bedrooms and Bathroom. The property which requires a schedule of refurbishment, benefits from UPVC double glazing and gas central heating along with well-maintained gardens to the front and rear, off-road parking and a office/studio (formerly the garage).

The property is situated in a popular, non-estate location, within the well-served coastal village of Heacham. The village offers a range of amenities which includes; a variety of local shops, Lidl supermarket, primary and junior schools, pharmacy, hairdressers, doctor's surgery, vets and public houses. There are regular bus services to the nearby towns of Hunstanton and King's Lynn, along with the popular "Coast Hopper" service giving access along the North Norfolk Coast to other local towns and villages. A perfect location for dog walking, access to Wild Ken Hill and local beaches.

6 Caley Street, Heacham, Norfolk, PE31 7DP

Offers in Excess of: £300,000 Freehold

STORM PORCH WITH UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Skimmed and coved ceiling, access with pull down ladder to roof space, power points, telephone socket, single radiator, built-in storage cupboard. Doors to; bedrooms, bathroom, living room and kitchen/diner.

KITCHEN/DINING ROOM

17' 1" x 11' 11" (5.21m x 3.63m)

Textured and coved ceiling, power points, single radiator, double radiator, window to rear porch, UPVC double glazed windows to side, plumbing provision for washing machine, living flame gas fire with feature wood surround, built-in storage cupboards either side of chimney breast one housing the gas fired boiler supplying domestic hot water and radiators. 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, space for cooker with cooker hood over, space for under counter fridge. Door to:-

REAR ENTRANCE PORCH

8' 6" x 4' 5" (2.59m x 1.35m)

Textured ceiling, power points, UPVC double glazed windows to the side and rear. UPVC double glazed door to rear garden.

LIVING ROOM

16' 5" x 13' 6" opening to 15' 6" into bay (5m x 4.11m opening to 4.72m into bay)

Textured and coved ceiling, power points, two double radiators, UPVC double glazed bay window to rear, open fire place set in tiled surround and hearth.

BEDROOM ONE

12' 0" x 11' 9" min opening to 16' 4" max into bay (3.66m x 3.58m min opening to 4.98 max into bay)

Textured and coved ceiling, power points, two double radiators, UPVC double glazed bay window to front, open fire place set in tiled surround and hearth.

BEDROOM TWO

11' 11" x 11' 11" min opening to 15' 4" max into bay (3.63m x 3.63m min opening to 4.67m max into bay)

Textured and coved ceiling, power points, two double radiators, UPVC double glazed bay window to front.

SHOWER ROOM

8' 10" x 5' 10" (2.69m x 1.78m)

Textured and coved ceiling, vinyl floor covering, single radiator, UPVC double glazed window to side, shaver socket, part ceramic wall tiling. Suite comprising; walk-in shower area with full height ceramic wall tiling and fitted electric shower, wall extractor, vanity surface with inset wash hand basin and cupboard under, low level WC.

OUTSIDE

FRONT

The property has a low walled frontage with a garden beyond laid mainly to paving with a border to the left containing mature shrubs and plants. Concrete path the front entrance door. Concrete driveway to the right supplying car standing. Outside tap, gate giving pedestrian access to the rear.

REAR

An enclosed garden laid mainly to lawn with borders containing mature shrubs and plants. Mature conifer tree. Timber garden shed, Access to the office/studio.

OFFICE/STUDIO

19' 7" min x 17' 7" (5.97m min x 5.36m)

Textured ceiling, access to roof space, power points, telephone socket, television point, built-in storage cupboard, UPVC double glazed window to rear, UPVC door to front, UPVC double glazed double doors to rear garden,

DIRECTIONS

Leave our High Street office and turn right into Pound Lane. Take the next left into Caley Street and continue along where the property will be found on the right 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 C - £2,074.12 for 2025/26. Borough Council of King's Lynn & West Norfolk.

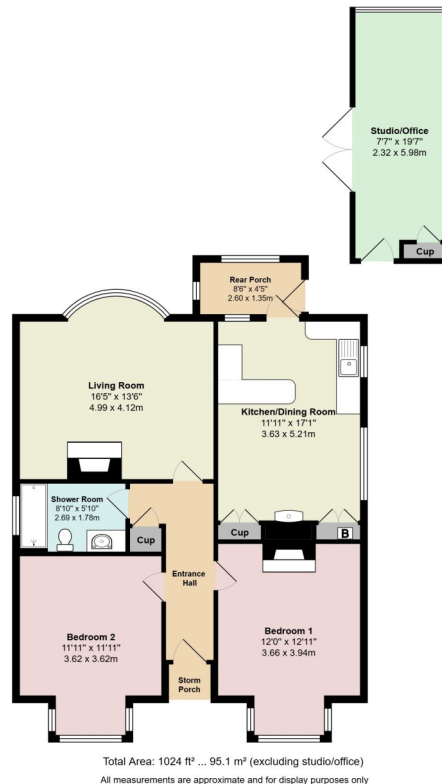
ENERGY PERFORMANCE RATING

EPC - Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	64 D
39-54	E		
21-38	F		
1-20	G		







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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.

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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