

# LANDLES

## COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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Norfolk, PE31 7EP

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A beautifully presented Chalet style Semi-Detached House offering accommodation including; Entrance Porch, Lounge/Dining Room, Kitchen/Breakfast and Conservatory to the ground floor, along with Landing, Three Double Bedrooms and Bathroom to the first floor. The property which has been refurbished throughout, over the last two years, benefits from UPVC double glazing (new front & rear doors fitted on 12th January 2026) and gas central heating (new boiler in 2024), along with ample off-road parking and well maintained gardens to the front and rear.

The property is situated in a popular location, within the well-served coastal village of Heacham and just a 500m walk to the North Beach. The village offers a range of amenities which include; a variety of local shops, Lidl supermarket, primary and junior schools, pharmacy, 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 around the North Norfolk coast. A perfect location for dog walking, access to the beach and "Wild Ken Hill".

**Jubilee Road, Heacham, Norfolk, PE31 7AS**

**Price £350,000 Freehold**

## **NEW COMPOSITE FRONT ENTRANCE DOOR TO:-**

### **ENTRANCE PORCH**

**5' 2" x 3' 1" (1.57m x 0.94m)**

Skimmed ceiling, "Coya" mat flooring, shoe shelving, coat hooks. Oak glazed door to:-

### **LOUNGE/DINING ROOM**

**18' 11" max x 15' 6" max (5.77m max x 4.72m max)**

Skimmed and coved ceiling, "herring bone" patterned engineered oak veneer flooring, two cast iron style radiators, UPVC double glazed "bow" window to front, UPVC double glazed window on the stairs to front, stairs to first floor landing, feature tiled fireplace and hearth with timber mantelpiece, window and double glazed double doors to conservatory. Glazed door to:-

### **KITCHEN/BREAKFAST**

**15' 7" max x 8' 8" max (4.75m max x 2.64m max)**

Skimmed ceiling with spotlights, "herring bone" patterned engineered oak veneer flooring, bar radiator, UPVC double glazed window to front, plumbing provision for washing machine and dishwasher, built-in storage cupboard, power points. Range of wall and base units with wood block work surfaces over, tiled splash-backs, breakfast bar, one and a half bowl ceramic sink unit with single drainer and mixer tap over, wall mounted gas fired boiler supplying domestic hot water and radiators, built-in electric double oven, built-in ceramic hob with stainless steel extractor hood over. New UPVC double glazed door to rear (fitted 12th January 2026).

### **CONSERVATORY**

**11' 10" x 7' 5" (3.61m x 2.26m)**

UPVC double glazing over a brick base, tiled floor, patterned roof panelling, double radiator. UPVC double glazed double doors to rear.

### **FIRST FLOOR LANDING**

Skimmed ceiling with inset spotlights, access to roof space. Doors to:-

### **BEDROOM ONE**

**13' 7" x 8' 8" (4.14m x 2.64m)**

Skimmed ceiling with inset spotlights, access to roof space, double glazed "Velux" skylight, feature panelled wall, cast iron style radiator, full width built-in wardrobes, power points, fitted bedside wall lights with flexible reading light.

### **BEDROOM TWO**

**11' 8" x 9' 7" (3.56m x 2.92m)**

(max room measurements excluding sloping ceiling) Skimmed ceiling with inset spotlights, power points, UPVC double glazed window to front, cast iron style radiator. Door with porthole to space capsule (it's a cupboard really - but don't tell the kids).

### **BEDROOM THREE**

**9' 7" x 9' 2" max (2.92m x 2.79m max)**

Skimmed ceiling with inset spotlights, power points, double glazed "Velux" skylight, cast iron style radiator, feature panelled wall.

### **BATHROOM**

**5' 11" x 5' 6" (1.8m x 1.68m)**

Skimmed ceiling with inset spotlights, ceiling extractor, UPVC double glazed "Velux" skylight, tiled floor, feature panelled wall. Suite comprising; panelled bath with full height tiled splash-back and fitted system mixer shower with overhead rose, pedestal wash hand basin, low level WC.

## OUTSIDE

### FRONT

The property is approached via a shared gravelled driveway which gives access to a paved parking area for two cars. The front is laid mainly to brick weave supplying car standing for three cars. Outside tap, gate giving pedestrian access to the rear.

### REAR

Low walled paved patio area off the rear of the kitchen and to the side of the conservatory which leads onto an enclosed garden laid mainly to lawn with timber edged gravelled borders and seating area. Brick weave area to the side of the property with a gate to the front.

### DIRECTIONS

Leave our High Street office and turn right into Pound Lane. At the T Junction turn left into Station Road and head towards the North Beach. Continue along passing Wilton Road, Marram Way and Leaside on your right and the property will be found a short distance further along on the left.

### SERVICES

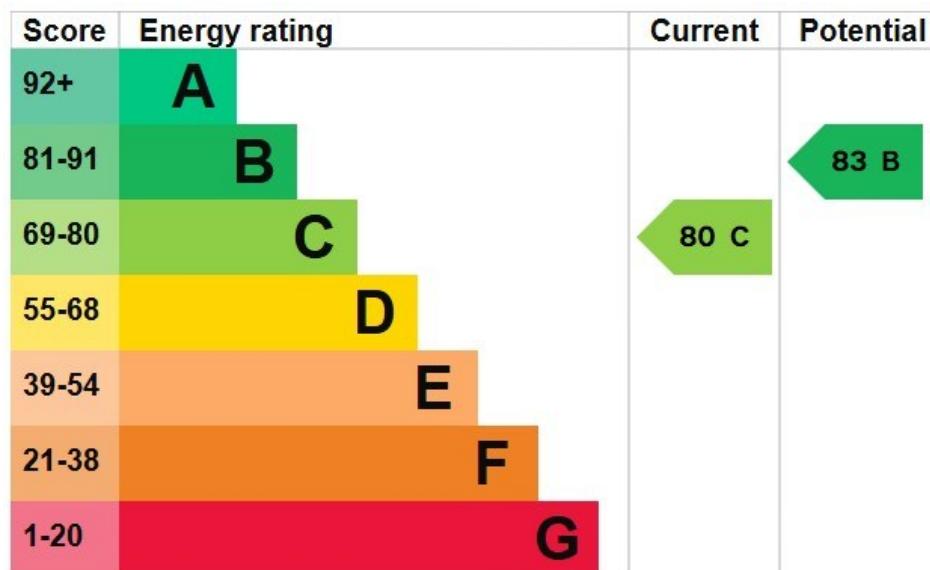
Mains Electricity. Mains Gas. Mains Water. Mains Drainage. Gas Central Heating. These services and related appliances have not been tested.

### COUNCIL TAX

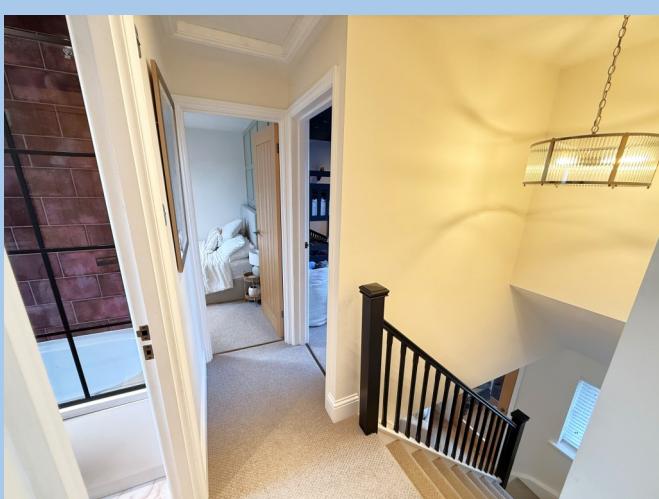
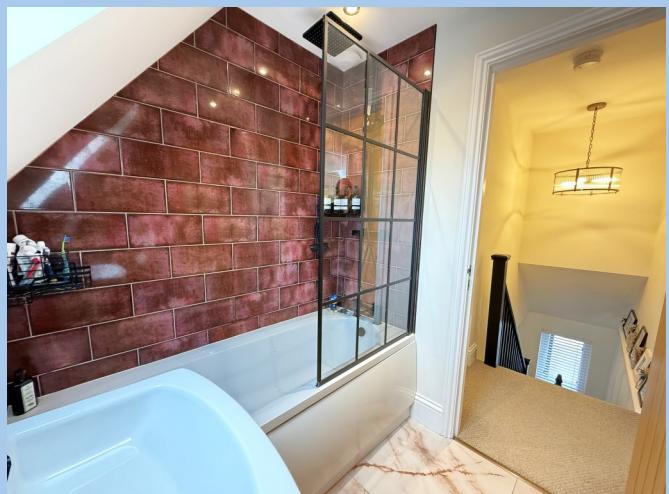
BAND B - £1814.86 for 2025/26. Borough Council of King's Lynn & West Norfolk.

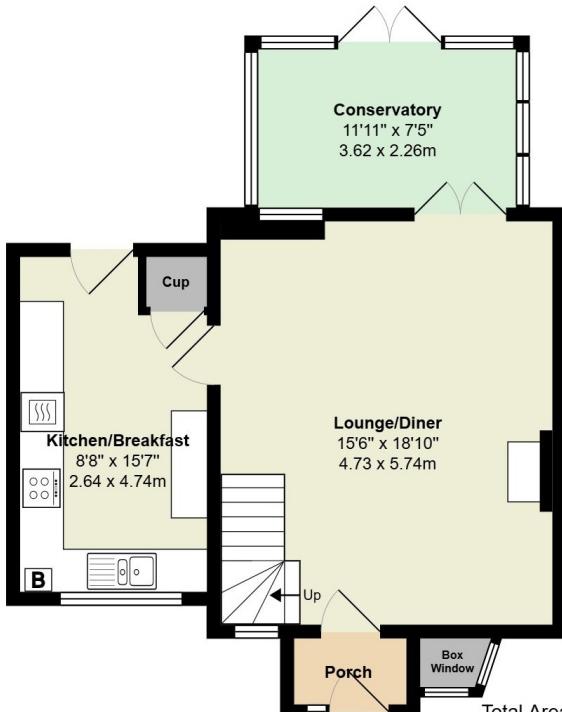
### ENERGY PERFORMANCE RATING

EPC - Band C



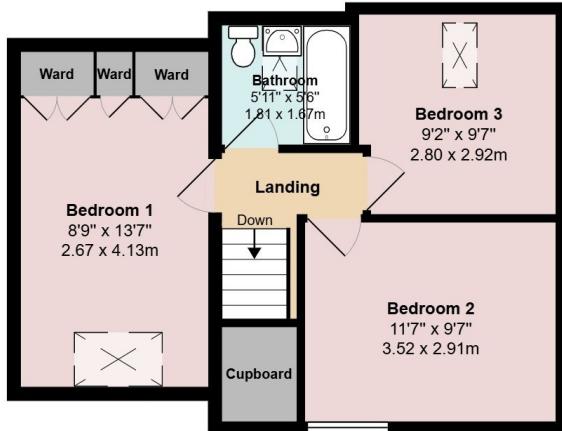






Total Area: 1007 ft<sup>2</sup> ... 93.5 m<sup>2</sup>

All measurements are approximate and for display purposes only



## Jubilee Road, Heacham, King's Lynn, Norfolk, PE31 7AS

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.

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