

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
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A modern adjoined, Semi-Detached House offering accommodation including; Entrance Hall, Cloakroom, Open Plan Lounge/Diner/Kitchen, First Floor Landing, Two Double Bedrooms and Bathroom. The property which benefits from UPVC double glazing and a communal garden, has off-road parking and is eminently suitable for First Time Buyers or Investors.

The property is situated, just a 650m walk to the beach, within 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.

Waveney Road, Hunstanton, Norfolk, PE36 5DF

Price - £145,000 Freehold

UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Skimmed and coved ceiling, power points, night storage heater, stairs to first floor landing. Doors to:-

CLOAKROOM

5' 3" x 3' 4" (1.6m x 1.02m)

Skimmed and coved ceiling, tiled floor, ceiling extractor, UPVC double glazed window to front, electric panel heater, low level WC, pedestal wash hand basin with tiled splash back.

OPEN PLAN LOUNGE/DINER/KITCHEN

16' 5"max x 16' 7"max (5m max x 5.05m max)

A double aspect room, with UPVC double glazed windows to the front and side, skimmed and coved ceiling, power points, television point, telephone socket, night storage heater, built-in storage cupboard. The kitchen area has a range of wall and base units with round edged work surfaces over, tiled splash-backs, tiled flooring around the kitchen units, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, built-in electric oven, built-in electric oven, built-in electric hob with stainless steel extractor hood over, built-in fridge freezer, plumbing provision for a washing machine.

FIRST FLOOR LANDING

Skimmed and coved ceiling, power points. Doors to:-

BEDROOM ONE

13' 8" max x 9' 8" max narrowing to 6' 3" min (4.17m max x 2.95m max narrowing to 1.91m)

Skimmed and coved ceiling, access to roof space, power points, TV socket, telephone socket, electric panel wall heater, UPVC double glazed window to front.

BEDROOM TWO

10' 0" x 10' 0" (3.05m x 3.05m)

Skimmed and coved ceiling, power points, electric panel wall heater, UPVC double glazed window to front, airing cupboard housing hot water cylinder.

BATHROOM

6' 0" x 5' 5" min opening to 8' 3" max (1.83m x 1.65m min opening to 2.51m max)

Skimmed and coved ceiling, ceiling extractor, vinyl floor covering, shaver socket, UPVC double glazed window to side, electric wall heater. Suite comprising; panelled bath with full height tiled surround and mixer tap with shower attachment over, pedestal wash hand basin with tiled splash-back, low level WC.

OUTSIDE

Level access path or alternatively, paved steps to a flat threshold front entrance door. Garden area to the front and side with inset shrubs, adjacent dedicated parking space offering access to a gravelled communal courtyard garden.

DIRECTIONS

From the Heacham traffic lights at Norfolk Lavender, travel north to Hunstanton on the A149. At the roundabout take the second exit which continues on the A149. At the next roundabout take the third exit again on the A149 onto King's Lynn Road. Continue past the old water tower and then turn left into Sandringham Road and then second left into Park Road. Take the first left into Waveney Road and the property will be found further along on the right on the corner of Melton Drive.

SERVICES

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

COUNCIL TAX

BAND B - £1912.49 for 2026/27. Borough Council of King's Lynn & West Norfolk.

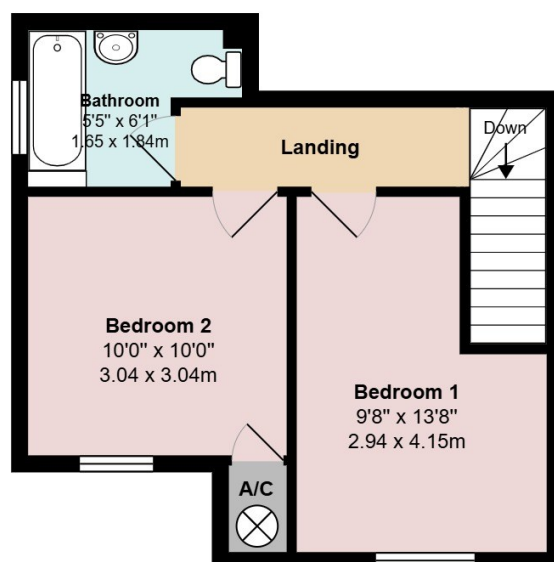
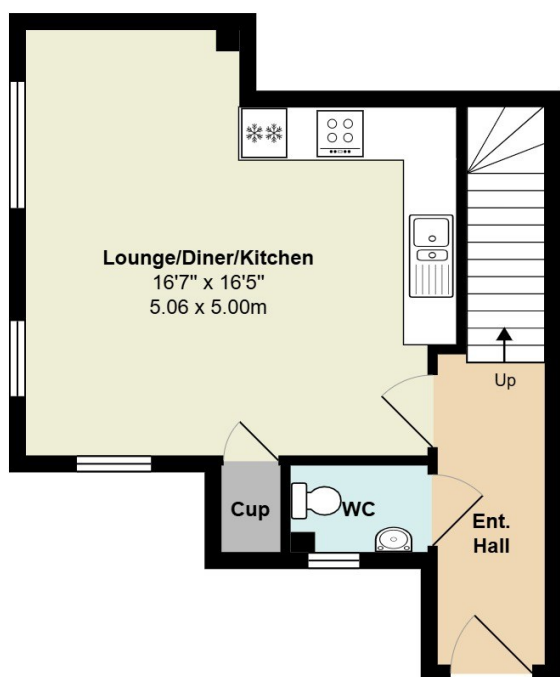
ENERGY PERFORMANCE RATING

EPC - Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Total Area: 698 ft² ... 64.8 m²
 All measurements are approximate and for display purposes only

Waveney Road, Hunstanton, Norfolk, PE36 5DF

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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