



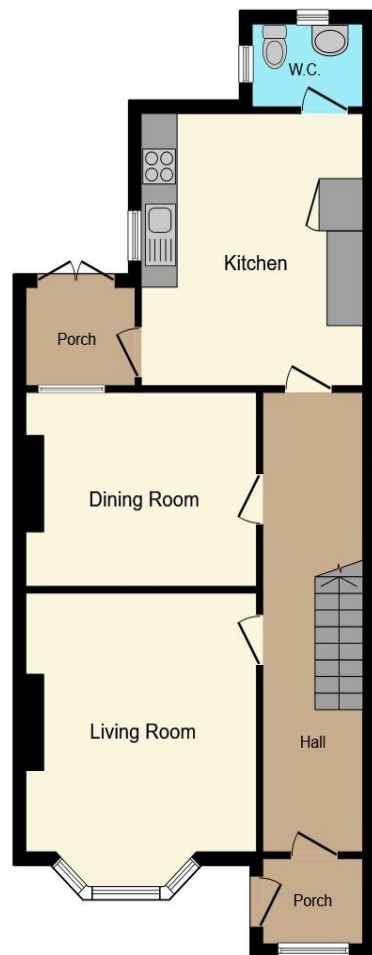
Southend Road, Hunstanton PE36 5AR

Welcome to

Southend Road, Hunstanton

Situated in the heart of the seaside town of Hunstanton, this elegant period semi detached home offers a opportunity to own a slice of coastal charm with income potential. Currently run as a successful holiday let, the property is beautifully presented throughout. Accommodation is arranged across three floors, blending period character with modern comfort. The ground floor features two welcoming reception rooms, a well-equipped kitchen and a useful utility/porch with a cloakroom - ideal for sandy shoes after a walk along the beach. On the first floor you'll find three generous bedrooms and two bathrooms, while the second floor offers an additional bedroom with elevated views. From the upper levels, you can enjoy delightful sea views - a reminder that the shoreline is just a short stroll away. Outside, the property benefits from its own garden space. Its prime location places you within easy walking distance of Hunstanton's shops, restaurants and seafront, ensuring convenience as well as lifestyle appeal. This is more than just a home - it's a lifestyle investment, whether as a continued holiday let, a family home by the sea or a private coastal escape. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

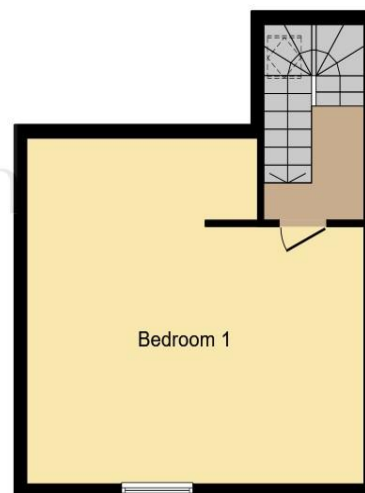




Ground Floor



First Floor



Second Floor

Entrance Porch

Entrance Hall

Living Room

14' 10" into bay x 12' 1" (4.52m into bay x 3.68m)

Dining Room

12' x 9' 10" (3.66m x 3.00m)

Rear Porch

Kitchen

14' x 11' 11" (4.27m x 3.63m)

Cloakroom

First Floor

Landing

Bedroom Two

15' x 11' 8" (4.57m x 3.56m)

Bedroom Three

12' 1" x 9' 11" (3.68m x 3.02m)

Bathroom

Bedroom Four

8' 4" x 7' (2.54m x 2.13m)

Bathroom

Second Floor

Landing

Bedroom One

17' 8" max x 17' 8" max (5.38m max x 5.38m max)

Outside:

To the front of the property there is gated access to a small garden area with carrstone retaining wall. There is pedestrian access to the side of the property with a gate to the rear garden which comprises a paved patio area, lawn and garden shed.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Southend Road, Hunstanton

- Attractive period semi-detached home in Hunstanton
- Currently run as a successful holiday let (income details available)
- Accommodation arranged over three floors
- Two reception rooms and kitchen with utility/porch & cloakroom
- Four bedrooms and two bathrooms
- Delightful sea views from upper floors
- Garden area for outdoor enjoyment
- Excellent condition throughout

Tenure: Freehold EPC Rating: E
Council Tax Band: Deleted

offers in excess of

£330,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN106790



Property Ref:
HUN106790 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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