



**103 North Beach, Heacham**  
**Guide Price £18,000**

**BELTON DUFFEY**



## 103 NORTH BEACH, HEACHAM, NORFOLK, PE31 7LJ

A 2017 timber beach hut with decked area being located at the popular North Beach. Annual ground rent fees paid up until 1 April 2024.

### DESCRIPTION

103 North Beach comprises a 2017 timber beach hut situated in the seaside village of Heacham and is located at the popular North Beach, which is a good location for families with young children or grandchildren, as the beach hut is situated nearby to amusement areas, fish bar, Silver Sands restaurant/pub for refreshments/food and public toilets. Car parking is also available closeby.

This well presented beach hut is approximately 15m from the sea front and is approximately 4.19m x 2.71m both internal measurements with a high pitched roof. 103 North Beach is of timber construction with double wooden opening doors to the front and a decked area.

The site is held on an annual Licence from the Borough Council of King's Lynn & West Norfolk and the beach hut can be used from the 1 April to the 30 September each year.

The non-domestic rate is currently £227.05 per annum. The ground rent for 2022 is £522.62 which has been paid up until 1 April 2024. (The council requires an administration fee of three times the ground rent to assign the licence to the buyer)

### SITUATION

Heacham is a thriving village with a good range of shops, schools, doctor's surgery, a church, public houses, etc, for every day needs. Hunstanton to the north is within walking distance via the seafront; the famous Norfolk Lavender Mill is to be found on the edge of the village. The Royal Sandringham Estate is close at hand. The area is well known for its golf courses, the RSPB Reserve at Titchwell, Peddars Way, the Sea Life Centre at Hunstanton, Park Farm at Snettisham, the Thursford Collection near Holt and many fine stately homes in close proximity.

### THE HUT

4.19m x 2.71m both internal measurements (13' 9" x 8' 11") excluding decked area.

Double lockable timber doors, window to rear, pitched roof approximately 3.01m high internally (9'11"). Decked area to the front 2.44m x 1.59m



## DIRECTIONS

Proceed out of King's Lynn on the Edward Benefer Way (Northern Bypass) towards Hunstanton on the A149. At Knights Hill roundabout take the first exit on the A149 for approximately 7 miles and on the outskirts of Dersingham take the first exit sign posted Heacham and Hunstanton, bypassing Ingoldisthorpe and Snettisham. At the Snettisham roundabout take the first exit sign posted Hunstanton and turn left at the first sign post for Heacham (the beaches down Lamsey Lane). Continue along Lamsey Lane taking the left hand turning sign posted South Beach. Continue along, ignoring the left hand turning for South Beach and, at the next junction, turn left opposite the recreational field. At the next junction turn left into Station Road. Continue along passing the West Norfolk Public House, the amusements and the fish bar and turn right into North Beach, where No. 103 will be seen a short way down on the left hand side.

## OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Tel 01553 616200

EPC - N/A.

## TENURE

This property is for sale Leasehold.

## VIEWING

Strictly by appointment with the agent.



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