THE BEACH HOUSE HUNSTANTON

Fabulous HOLIDAY HOME in quiet BEACH ROAD location with SEA VIEWS from upstairs living area and balcony. Upside down house with 2 bedrooms downstairs. Off Road Parking & Enclosed Courtyard Garden. Currently a SUCCESSFUL HOLIDAY LET.

BIGSKIES estates

The Property

The Beach House is a fantastic holiday home in a quiet location towards the end of the beach road in Hunstanton. It is an upside down house with a great open plan living space upstairs with a balcony looking out towards the sea. A great spot to sit and watch one of the only sunsets over the sea on the East coast of England.

The property has been stylishly fitted out by the current owners and is a much loved second home that welcomes holiday let guests throughout the year.

Downstairs there are three bedrooms. Currently arranged with the master bedroom with a window out to the front of the property, a bunk bed room with a window to the rear of the property and the box bedroom in the middle currently being used as a dressing room. The bedrooms share a modern shower room, also downstairs.

Upstairs there is a single open plan living space incorporating a modern fitted kitchen with a window looking out the rear, dining area and sitting room to the front with large windows and a door out to the balcony where there is ample space for chairs and a table to enjoy a drink whilst watching the sunset at the end of a busy day on the beach or exploring the coast.

Holiday Let Opportunity

Holiday Let Income: (2018/2019) £13,570 gross income

Sleeping: 4 in 2 bedrooms

The Beach House has been a both a second home and holiday let for the last five years and is currently advertised and marketing by Norfolk Hideaways, a leading local holiday cottage agency. The current owners have guests booked in for the summer 2020 but have closed the calendar after September to allow a future owner the flexibility of continuing to holiday let themselves or keeping the property for private use.

The 11 month occupancy restriction means that The Beach House cannot be occupied on an overnight basis between the 15th Jan to 15th Feb each year.

Should it be of interest to the next owners, the property could be available as a turn key; i.e. with all the furniture and fixtures in place. Please ask for more details.

Outside

The Beach House is one of a small terrace of similar properties which share a shingled parking area to the front, with ample parking available to the front of the property.

To the rear is a fully enclosed courtyard garden.

The Beach House is found at the far end of the South Beach Road on the border between Heacham and Hunstanton in a quiet spot with very little passing traffic. The property looks out over the caravan park opposite to the sea beyond and is easy walking distance to the promenade.

The Location

The elegant resort of Hunstanton is the ideal base to enjoy Norfolk's superb coastline. Hunstanton, or 'Hunston' as it is known locally, is renowned for its unique striped cliffs and magnificent sunsets, made special by its position as the only west-facing resort on the East coast.

The seaside town began as a purposely-built resort in 1846 and retains its Victorian charm and character to this day, remaining a popular holiday destination for visitors of all ages. From buzzing family activities such as the Fun Fair, Crazy Golf, Pitch-and-Putt, and the Oasis Leisure Centre to the tranquil Esplanade Gardens there is something for everyone. The town's array of gardens are especially delightful during the Spring and summer months, and you can follow a self-guided Horticultural Trail to make sure you experience them all.

Hunstanton's excellent beach offers ideal conditions for playing on the sand, exploring rock pools, and enjoying the sea.

There are both Sainsburys and Tesco's Supermarkets in town along with a plethora of excellent cafes, coffee shops, pubs and fish & chip shops.

For residents there is a Doctor surgery, primary school, high school and the renowned independent Prep School, Glebe House.

Other Information

Services: Mains Electricity & Drains

Heating: Electric Panel Heaters

EPC: E

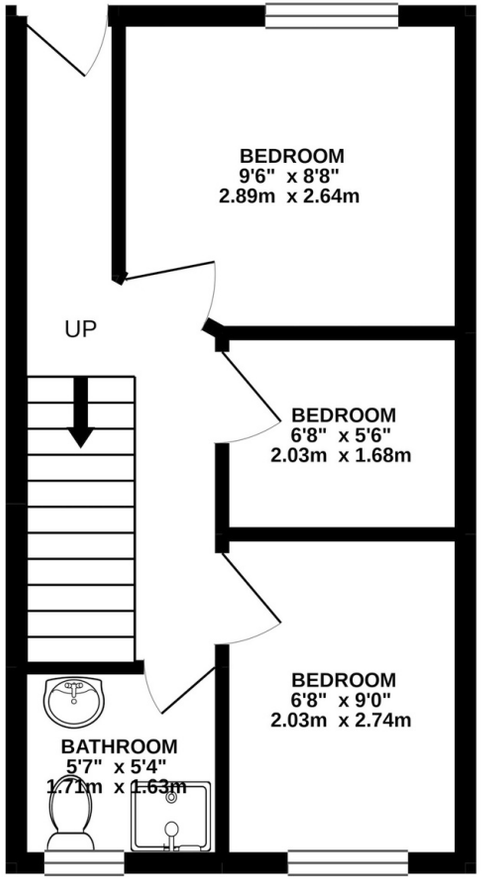
Council Tax: Kings Lynn & West Norfolk Council - TBC. (Currently on Business Rates, claiming small business rate relief).

Viewings: Strictly by appointment with Big Skies Estates

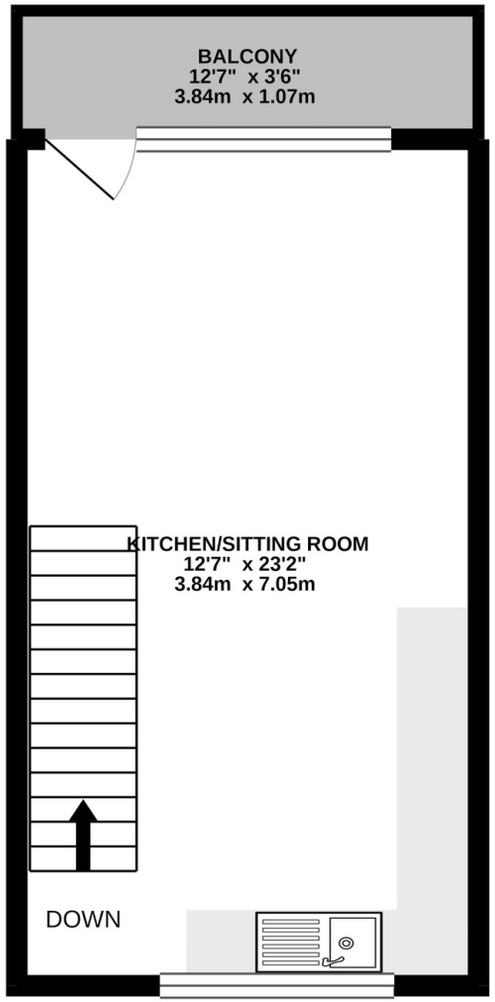
Agents Note: Please be aware there is an 11 month occupancy restriction in place with this property. The property cannot be occupied between 15th January & 15th February each year.

Please also note that is is likely to be very difficult to obtain a mortgage for this property, due to the occupancy restriction stated above and we strongly advise speaking with your mortgage advisor prior to viewing or putting forward an offer.

GROUND FLOOR
284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



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TOTAL FLOOR AREA : 576 sq.ft. (53.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BIGSKIES estates

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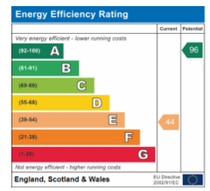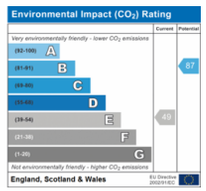
Agent's note: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Big Skies Estates have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Big Skies Estates has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.