



**55 North Beach, Heacham**  
**Guide Price £11,950**

**BELTON DUFFEY**





## 55 NORTH BEACH, HEACHAM, KING'S LYNN, NORFOLK, PE31 7LJ

A timber beach hut located at the popular North Beach. Annual ground rent fees paid up until 1 April 2025.

### DESCRIPTION

The Sandcastle, 55 North Beach comprises a 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.

The beach hut is situated 12m from the promenade, and is of timber construction with a covered veranda and double doors leading into a furnished beach hut with window to rear.

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 pending with the Valuation Office. The ground rent for 2024 is £705.00 (Paid in full for this year until April 1st 2025). There is also a £15 per annum levy towards sea defences.

The Council requires an administration fee of 3 times the current annual 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.

### COVERED VERANDA

Approximately 2.56m x 1.29m (8' 5" x 4' 3") Decked floor and double doors leading into the beach hut and wind break.

### BEACH HUT

Approximately 3.55m x 2.53m (11' 8" x 8' 4") Pine panelled walls and ceilings, built-in seat with storage under, leaded glazed window with window shutter to rear, sink unit set on a beech effect worktop with 2 drawers under and shelving under, 2 low level storage cupboards, table and 4 chairs with adjoining storage unit, storage shelving.





## 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 The Sandcastle (No. 55) will be seen a short way down on the left hand side.

## OTHER INFORMATION

N/A.

## TENURE

This property is for sale Leasehold.

## VIEWING

Strictly by appointment with the agent.



information given.

**IMPORTANT NOTICES:** 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. Belton Duffey 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 Belton Duffey 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

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