



26 North Beach, Heacham
Guide Price £26,000

BELTON DUFFEY



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

A modern beach hut, purpose built in 2016, fully insulated and externally clad with maintenance-free Cederol (wood grain effect concrete) with mains water tap conveniently located to the rear.

DESCRIPTION

26 North Beach comprises a modern insulated built beach hut with wood grain effect cladding, being located at the popular North Beach.

The hut has UPVC double glazed French doors and timber doors to the front, single bed, changing area, sink unit, fitted shelves and chairs.

The North Beach is a good location for families with young children or grandchildren and is situated nearby to amusement areas, fish bar, Silver Sands restaurant/pub for refreshments/food and public toilets.

Car parking is also available close by.

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 £139.20 per annum (The current owner receives full rate relief, which purchasers may be entitled to. Please contact King's Lynn Borough Council for more information). The ground rent for 2021 is £485.00 which has been paid up until April 2022. (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.

BEACH HUT

4.05m x 2.34m (13' 3" x 7' 8") Timber double entrance doors leading to UPVC French double glazed doors into beach hut, 2.56 meter high ceiling. Worktop with sink unit and double cupboard under, 3 shelves, 2 chairs, single bed and changing area.





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. 26 will be seen on the left hand side.

SERVICES AND EPC RATING

EPC Rating- N/A

LOCAL AUTHORITY

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

TENURE

The property is for sale Leasehold.

VIEWING

Strictly by prior appointment with the Agent.





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