



3 North Beach -, Heacham
Guide Price £25,000

BELTON DUFFEY

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

A modern built equipped beach hut with wood grain effect blue and white cladding being situated on the North Beach

DESCRIPTION

3 North Beach comprises a modern built beach hut with wood grain effect blue and white cladding being situated on the North Beach. The beach hut has a covered veranda with the facility to enclose the veranda, glazed double doors leading to the beach hut, which is insulated and has wood effect internal boarding for easy maintenance and a sink unit and hob, storage cupboards seating area/day beds and a double glazed window to rear.

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 ground rent for 2023 is £..... which has been paid up until April 2023. (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.

VERANDA

2.4m x 0.91m (7' 10" x 3' 0") Option to enclosed this area with decked boarding, glazed double doors with panelling and sea views.

BEACH HUT

3.08m x 2.52m (10' 1" x 8' 3") Polished granite effect worktop with sink unit, tap with water container under, adjoining 2 ring gas hob, storage cupboard under with cutlery, high level double cupboard with plate rack to side, two day beds/seating areas, hardwood table, 2 chairs and beamed UPVC clad ceiling.





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. 3 will be seen on the left hand side.

OTHER INFORMATION

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX

EPC Rating- N/A

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.



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