



26 North Beach, Heacham
Offers Over £15,000

BELTON DUFFEY



26 NORTH BEACH, HEACHAM, NORFOLK, PE31 7LJ

A modern beach hut built in 2016, fully insulated and clad with Cederol composite wood grain effect cladding with a conveniently located water tap.

DESCRIPTION

26 North Beach comprises a modern insulated built beach hut with Cederol composite 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 ground rent for 2024/5 is £690.25 (inc VAT) which has been paid up until April 2025.

(The council requires a one off 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.

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.



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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