



Heritage View, Hunstanton
Guide Price £300,000

BELTON DUFFEY

HERITAGE VIEW, 17 GREEVEGATE, HUNSTANTON, NORFOLK, PE36 6AA

A superb first floor apartment conversion with spacious 3 bedroom accommodation fitted to a high standard, parking space and sea views. No onward chain.

DESCRIPTION

Offered with no onward chain, this first floor apartment forms part of a conversion of a landmark building right in the heart of the seaside town of Hunstanton with views over rooftops towards the sea. The building dates back to circa 1923 when the single storey National and Provincial Bank was built with the first floor extension sympathetically added in 1986. Following the bank's closure in 2018, the ground floor was transformed into a Heritage Centre, a community asset with displays and exhibitions chronicling the heritage of the town.

The first floor, accessed via a communal entrance lobby, now provides a brand new apartment with superbly presented and spacious living accommodation comprising a hallway leading to the large sitting/dining room with a well appointed kitchen off and a separate utility room. There are also 3 bedrooms with a cloakroom and luxury bathroom. Further benefits include sash windows, gas-fired central heating, floor coverings included and a parking space at the rear of the building.



SITUATION

Hunstanton is the principal resort on the shores of The Wash and is famous for its sandy beach and striped cliffs. The town offers a distinctive range of architecture from the late Victorian and early Edwardian period to more recently built homes.

There is schooling available and a good range of shops including supermarkets, banks and restaurants with excellent leisure facilities such as golf, walking, water sports and swimming. Other attractions close by include various Stately Homes, Norfolk Lavender and the beautiful north Norfolk coast, an Area of Outstanding Natural Beauty renowned for its bird watching and sailing.

AGENT'S NOTE

With its close proximity to the seafront and all of the amenities on offer in the town, Heritage View would make an ideal permanent home, long term letting investment or second home (but cannot be holiday let). The apartment is being sold on a new 125 year lease on completion on a peppercorn rent with a service charge covering a 50% contribution towards to the costs of maintaining the Retained Part of the building and insurance.

COMMUNAL ENTRANCE LOBBY

Solid timber door with intercom system leads from the parking area at the rear of the building into the communal entrance lobby. Staircase leading up to the first floor.

FIRST FLOOR LANDING

Window to the rear of the building and a solid timber door leading into:

HALLWAY

Built-in double storage cupboard, intercom system, radiator, loft hatch and doors to the principal rooms.

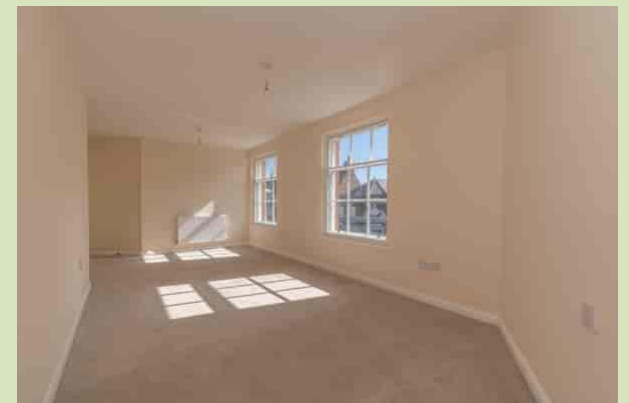
CLOAKROOM

Wall mounted wash basin with a tiled splashback, WC, radiator and extractor fan.

SITTING/DINING ROOM

8.85m x 3.39m (29' 0" x 11' 1") at widest points.

A good sized bright and airy sitting/dining room with 3 windows to the west with views over rooftops towards the sea, 2 vertical radiators and a partly glazed door leading into:



KITCHEN

3.91m x 2.71m (12' 10" x 8' 11")

A range of fitted contemporary gloss base and wall units, some glazed, with laminate worktops and upstands incorporating a stainless steel sink unit with mixer tap and water softener.

Integrated appliances including an oven, microwave oven and deep warming drawer, ceramic hob with a contrasting splashback and extractor hood over, dishwasher and fridge freezer. Cupboard housing the gas-fired boiler, herringbone vinyl flooring, plinth heater, recessed ceiling lights and a window to the rear of the building.

UTILITY ROOM

1.75m x 1.55m (5' 9" x 5' 1")

Fitted base cupboard with a laminate worktop over incorporating a stainless steel sink unit with mixer tap, tiled splashbacks. Space and plumbing for a washing machine, vinyl flooring and extractor fan.

BEDROOM 1

7.18m x 3.60m (23' 7" x 11' 10") at widest points.

Radiator and 2 windows to the south.

BEDROOM 2

6.35m x 3.03m (20' 10" x 9' 11") at widest points.

Radiator and a window to the west with views over rooftops towards the sea.

BEDROOM 3

3.48m x 3.11m (11' 5" x 10' 2") at widest points.

Radiator and a window to the south.

BATHROOM

3.90m x 2.56m (12' 10" x 8' 5")

A luxury bathroom suite comprising a panelled bath, shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin, WC. Built-in storage cupboard, vinyl flooring, tiled splashbacks, chrome towel radiator, recessed ceiling lights, extractor fan and a window to the rear of the building.

OUTSIDE

The apartment is accessed from the rear of the building where there is an allocated parking space and a refuse area for the storage of bins etc. Door leading to the communal entrance lobby.

DIRECTIONS

From King's Lynn, proceed north on the A149 towards Hunstanton for approximately 15 miles. At the roundabout on the outskirts of Hunstanton take the third exit onto the King's Lynn Road, passing the school on the right-hand side. Take the third left-hand turning into Greevegate and you will see the apartment approximately 300 yards further up on right-hand side, on the corner with Northgate and as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band C.

Borough Council of King's Lynn and West Norfolk, Kings Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band TBC (awaiting assessment).

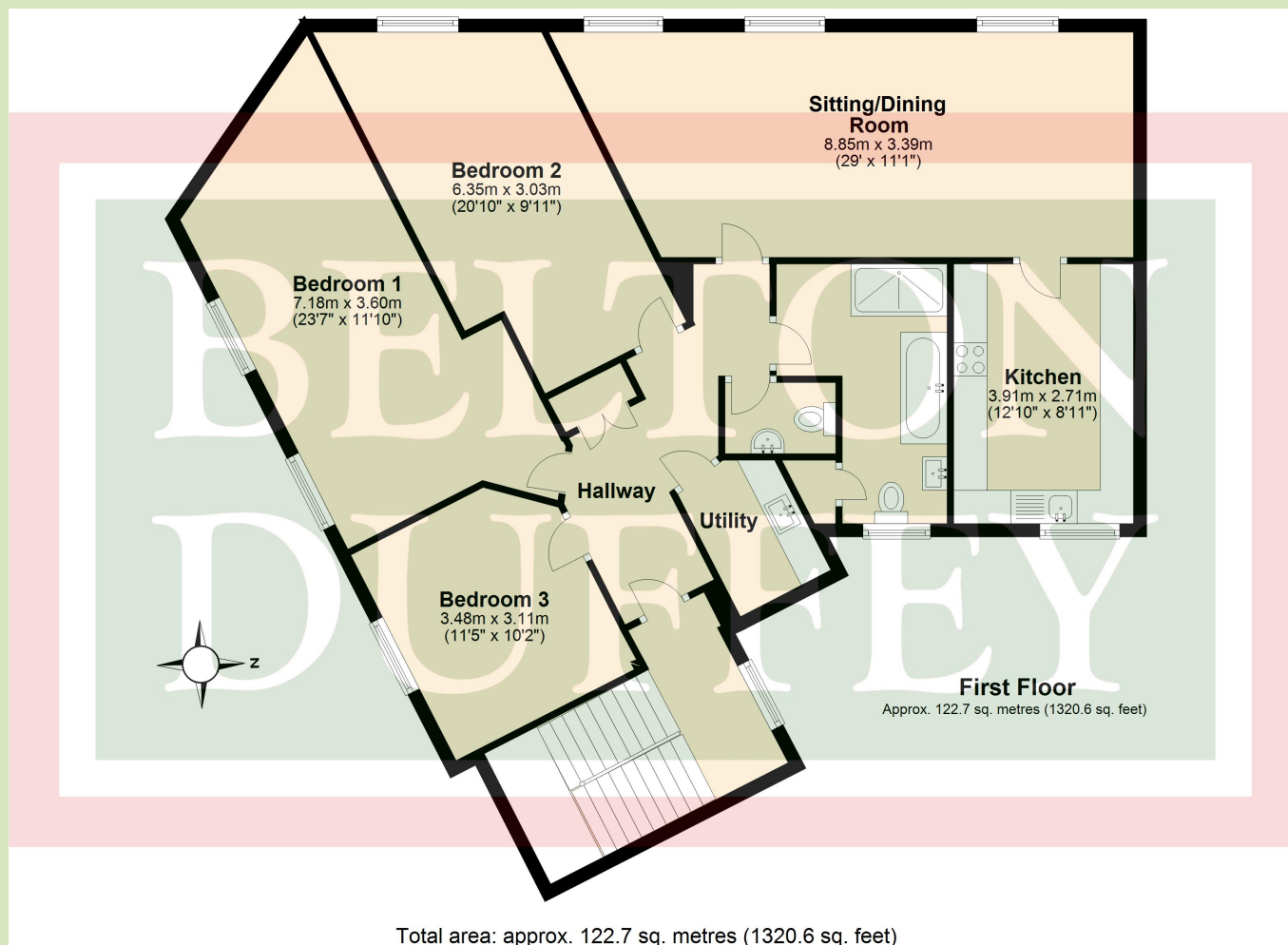
TENURE

This property is for sale Leasehold.

VIEWING

Strictly by appointment with the agent.







BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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