

DIRECTIONS

SAT NAV: PE36 5JE

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

This disclaimer must go on to all probate properties – new and existing:



27 Windsor Rise Hunstanton PE36 5JE

DETACHED TWO BEDROOM BUNGALOW CLOSE TO THE BEACH WITH DRIVEWAY AND GARAGE

Hunstanton

£205,000 Freehold

Telephone: 0800 6546 333

www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



ENTRANCE HALL

KITCHEN

BATHROOM

LIVING ROOM

BEDROOM ONE

BEDROOM TWO

IMPORTANT INFORMATION

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner, Hipla. A fee of £30 per client applies.

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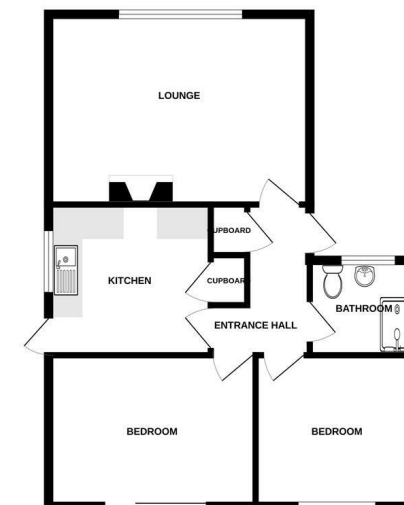
"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

****Being Sold via Secure Sale online bidding. Terms & Conditions apply**** Nestled in the charming area of Windsor Rise in Hunstanton, this delightful detached bungalow offers a wonderful opportunity for those seeking a comfortable and convenient home. The property is situated within a popular residential development and is available with no upward chain, making it an ideal choice for both first-time buyers and those looking to downsize. Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow boasts two well-proportioned bedrooms, ensuring ample space for rest and privacy. The modern shower room has been tastefully designed, offering a contemporary touch to the home. One of the standout features of this property is the generous-sized plot it occupies. The front and rear gardens have been well maintained, providing a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The bungalow is set back from the road, enhancing its appeal and providing a sense of tranquility. A long driveway leads to a garage, offering convenient off-road parking and additional storage options. This charming bungalow is not only a comfortable residence but also a perfect retreat in a sought-after location. With its well-maintained gardens and peaceful setting, it presents an excellent opportunity for anyone looking to embrace the relaxed coastal lifestyle that Hunstanton has to offer.

GROUND FLOOR



While every effort has been made to ensure the accuracy of the floor plan, measurements are approximate and should not be relied upon for any legal or financial purposes. The plan is for information only and should be used as such for any prospective purchaser. The agents, agents and agents, shall not be held responsible for any errors or omissions. Made with AutoCAD 2010



