

## DIRECTIONS

Sat Nav: PE35 5AJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.*



Flat 19 Harlequinn House Le Strange Terrace Hunstanton PE36 5AJ

**TWO BEDROOM FIRST FLOOR FLAT WITH BALCONY AND OUTSTANDING SEA VIEWS**

**Hunstanton**

**£125,000 Leasehold**

**Telephone: 0800 6546 333**

**[www.norfolkpropertyactions.co.uk](http://www.norfolkpropertyactions.co.uk)**

**Email: [sales@norfolkpropertyactions.co.uk](mailto:sales@norfolkpropertyactions.co.uk)**



#### ENTRANCE HALL

Underflooring. Double radiator. Stairs to first floor

#### KITCHEN / LIVING AREA

Kitchen: (10'01" x 5'1") Range of wall-mounted, base and drawer units with worktop over. Stainless steel sink with drainer and mixer tap. Fitted electric oven and Gas hob. Boiler cupboard. Window to front aspect. Single radiator. Laminate flooring. (Living Area: 15'10" x 12' 01"). Laminate flooring. Single radiator. Patio door to private terrace with rare, stunning sea and beach views

#### LANDING

Fitted carpet, loft access, leading to all rooms.

#### BEDROOM ONE

Fitted carpet. Single radiator. Velux style window with rare, far reaching sea and beach views.

#### BEDROOM TWO

Fitted carpet. Single radiator. Window to front aspect.

#### BATHROOM

Three piece suite comprising of hand wash basin with vanity unit. W.C. Fitted bath with mixer tap and thermostatic shower over. Laminate flooring. Heated towel rail, extractor fan.

#### IMPORTANT INFORMATION

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10'00 x 5'09 (3.05m x 1.75m)

25'11 x 12'01 (7.90m x 3.68m)

12'01 x 10'01 (3.68m x 3.07m)

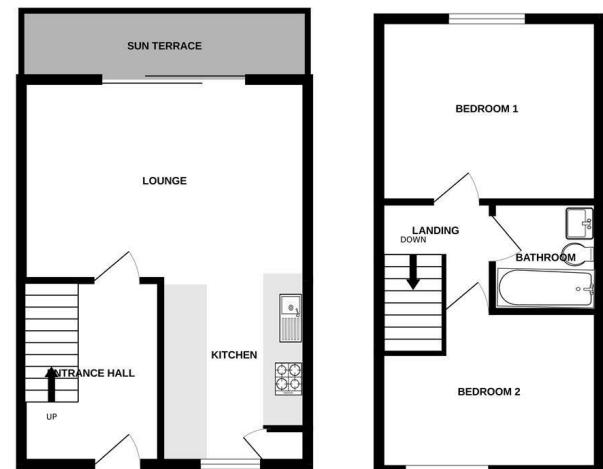
12'01 max x 9'01 (3.68m max x 2.77m)

6'02 x 6'00 (1.88m x 1.83m)

\*\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £125,000\*\* Welcome to Harlequin House, a charming first-floor flat located on Le Strange Terrace in Hunstanton. This delightful property boasts two well-proportioned bedrooms making it an ideal choice for couples or small families seeking a coastal retreat. As you enter the flat, you will be greeted by an inviting open-plan kitchen and living area, perfect for entertaining guests or enjoying a quiet evening in. The space is filled with natural light, enhancing the warm and welcoming atmosphere. One of the standout features of this property is the outstanding sea views, which can be enjoyed from the comfort of your own balcony. Imagine sipping your morning coffee while taking in the stunning coastal scenery. While the flat is in good condition, it would benefit from some modernisation, allowing you to put your personal touch on the space and create your dream home by the sea. Additionally, the property includes a garage and communal parking, providing convenience and peace of mind for residents. Set over two floors, this flat offers a unique layout that maximises both space and comfort. The location is ideal for those who appreciate the beauty of coastal living, with easy access to local amenities, shops, and the beach. In summary, Harlequin House presents a wonderful opportunity to own a slice of seaside paradise in Hunstanton. With its breathtaking views, spacious living areas, and potential for modernisation, this property is not to be missed. Cash only purchasers, please contact office for further details.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Prospective purchasers are advised to make their own independent checks. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Prospective purchasers are advised to make their own independent checks.

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