

## DIRECTIONS

SATNAV: PE36 5JF

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) A                                 |  |                            |           |
| (81-91) B                                   |  |                            |           |
| (69-80) C                                   |  |                            |           |
| (55-68) D                                   |  | 59                         | 70        |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>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."

*"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.*

*The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.*

*This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.*



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estate agents

[www.britttons.net](http://www.britttons.net)



15 Charles Road Hunstanton PE36 5JF

**TWO BEDROOM DETACHED BUNGALOW WITH GARAGE**

**Hunstanton**

**Freehold**

**Offers in excess of  
£250,000**

**01553 692828**  
[sales@britttons.net](mailto:sales@britttons.net)





- PORCH** 6'6" x 3'1" (1.98m x 0.94m)  
Fitted carpet, door to front garden, window to side and front.
- HALLWAY** 9'4" x 6'6" max (2.84m x 1.98m max)  
Storage cupboard, airing cupboard, central heating thermostat control, loft access, fitted carpet.
- LOUNGE** 16'4" x 11'11" (4.98m x 3.63m)  
Fitted carpet, fireplace with electric fire, radiator, window to front.
- KITCHEN** 11'5" x 9'5" (3.48m x 2.87m)  
Fitted carpet, range of wall, base and drawer units, double radiator, window and door to side.
- SHOWER ROOM** 6'9" x 5'4" (2.06m x 1.63m)  
Non slip flooring, corner shower, pedestal wash hand basin, WC, double radiator, obscured window to front.
- BEDROOM ONE** 13'1" x 10'4" max (3.99m x 3.15m max)  
Fitted carpet, radiator, window to rear.
- BEDROOM TWO** 10'5" x 10' (3.18m x 3.05m)  
Fitted Carpet, fitted wardrobe, double radiator, patio doors leading to conservatory.
- CONSERVATORY** 9'4" x 8'8" (2.84m x 2.64m)  
Fitted carpet, electric heater, French doors leading to the garden.

- REAR GARDEN**  
Enclosed garden, with patio area and laid to lawn, trees shrubs and flowerbeds.
- FRONT GARDEN**  
Large driveway, lawn, shrubs, trees, small flower bed, wooden gate to side leading to the rear garden.
- GARAGE**  
Detached garage, window to rear and side door. Light and power. Up and over garage door.
- IMPORTANT INFORMATION**  
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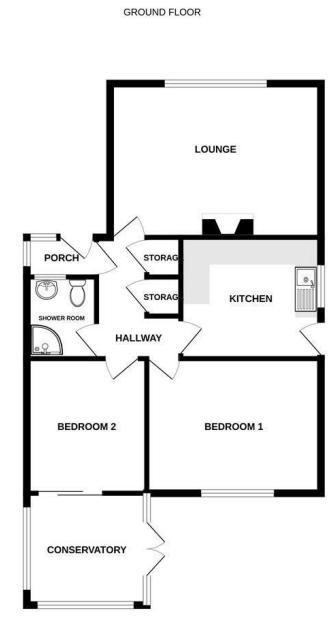
**MONEY LAUNDERING:** In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner, Hipla. A fee of £30 per client applies.

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**\*NO UPWARD CHAIN\*** Located on Charles Road in the charming seaside town of Hunstanton, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both relaxation and entertaining. The inviting lounge features a lovely fireplace, creating a warm and welcoming atmosphere for cosy evenings. The bungalow boasts two well-proportioned bedrooms, with the added benefit of a conservatory accessible from the second bedroom. This bright and airy space is perfect for enjoying the natural light and can serve as a peaceful retreat or a versatile area for hobbies. The property is set in a popular seaside location, making it an excellent choice for those who appreciate coastal living. With parking available, convenience is at your doorstep. Additionally, the absence of an upward chain ensures a smooth and straightforward purchasing process. This charming bungalow is not just a home; it is a lifestyle choice, offering the opportunity to enjoy the beauty of Hunstanton and its surrounding areas. Whether you are looking for a permanent residence or a holiday retreat, this property is sure to impress. Do not miss the chance to make this delightful bungalow your own.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, levels and other such data are approximate and no responsibility is taken for any misstatement or misstatement. This plan is for illustrative purposes only and should be used as such by any intending purchaser. The views, opinions and information herein are not intended to be construed as an offer. Make with Merrett (2022) 11/2022



