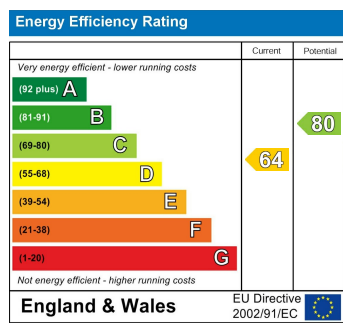


### DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 1st exit signposted Hunstanton onto the A149. Continue along this road and at the roundabout take the 1st exit onto the A149 again towards Hunstanton, at the next roundabout take the 3rd exit, at the roundabout take the 2nd exit onto Oasis Way, next roundabout take the 3rd exit onto Southend Road follow onto Le Strange Terrace where the property can be found on the right hand side easily identified by our For Sale board.



### 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.



26 Le Strange Terrace Hunstanton Norfolk PE36 5AJ

**FULLY REFURBISHED ONE BEDROOM GROUND FLOOR FLAT  
NO UPWARD CHAIN**

**Hunstanton**

**£175,000 Leasehold**



We are delighted to offer this fully refurbished one bedroom ground floor flat which benefits from electric heating and uPVC double glazing. The accommodation comprises entrance lobby, open plan kitchen/lounge/diner, bedroom and shower room. No Upward Chain.

ENTRANCE LOBBY	6'7 x 4'2 (2.01m x 1.27m)
OPEN PLAN LOUNGE/KITCHEN/DINER	21'3 x 17'1 (6.48m x 5.21m)
BEDROOM	9'6 x 9'4 (2.90m x 2.84m)
SHOWER ROOM	8'2 x 7'5 (2.49m x 2.26m)

