

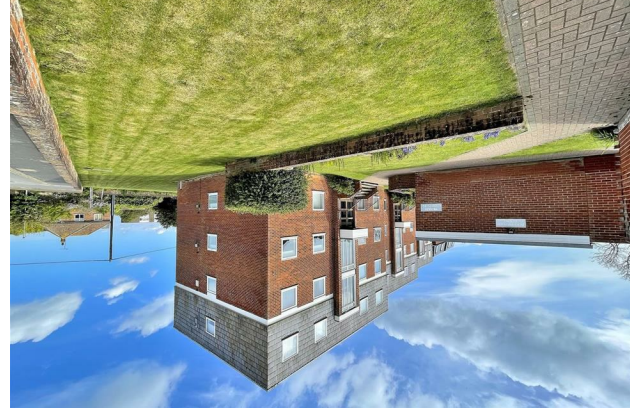
**DERSINGHAM OFFICE**

NO ONWARD CHAIN - A purpose built third floor flat with delightful sea views offering accommodation including: Entrance Hall, Lounge/Diner, Kitchen, WC, Two Double Bedrooms and Bathroom. The property which benefits from a long lease, UPVC double glazing and gas central heating, has an en-bloc garage, along with the development having communal parking and gardens.

The property is situated within the sort after coastal town of Hunstanton. Hunstanton has a wide range of shops and eateries along with a full range of other services including supermarkets, schools, doctor surgery, church and leisure facilities, including the nearby Hunstanton Golf Club being a championship golf course. There are local bus services to nearby villages and regular services to the town of King's Lynn (16miles) which offers a wider range of shopping facilities together with a direct rail link to Ely, Cambridge and London.

**23 Buckingham Court, Hunstanton, PE36 6DA**

**Price £210,000 Leasehold**



## COMMUNAL ENTRANCE HALL

With stairs to all floors. The third floor landing leads to the entrance door to the flat.

## ENTRANCE HALL

Textured ceiling, power point, telephone socket, entrance door intercom, single radiator, cloaks cupboard, doors to bedrooms, bathroom and lounge/diner.

## LOUNGE/DINING ROOM

18'0" opening to 22'3" max x 12'3" max (5.49m opening to 6.78m max x 3.73m max)

Textured and coved ceiling, power point, television point, two double radiators, UPVC double glazed bay window to front with panoramic views out to the sea. Door to:-

## LOBBY

Door to WC, opening to:-

## KITCHEN

9'7" min x 7'9" max (2.92m min x 2.36m max)

Textured and coved ceiling, spotlight rail, power points, single radiator, UPVC double glazed window to front, plumbing provision for washing machine, range of matching wall and base units with round edged work surfaces over, tiled splash backs, matching tall boy unit housing gas fired boiler supplying domestic hot water and radiators, sink unit with single drainer and mixer tap over, built-in electric oven, built-in electric hob with cooker hood over, space for under counter fridge.

## WC

4'8" x 2'8" (1.42m x 0.81m)

Textured and coved ceiling, vinyl floor covering, ceiling extractor, low level WC, wash hand basin with tiled splash back.

## BEDROOM ONE

13'3" x 8'10" max (4.04m x 2.69m max)

(Max room measurements excluding fitted bedroom furniture). Textured and coved ceiling, power points, single radiator, UPVC double glazed window to rear, range of fitted bedroom furniture including; wardrobes, overhead cupboards and bedside cabinets.

## BEDROOM TWO

13'2" max x 7'6" max (4.01m max x 2.29m max)

(Max room measurements excluding fitted bedroom furniture). Textured ceiling, power points, single radiator, UPVC double glazed window to rear, range of fitted bedroom furniture including; wardrobes and overhead cupboards.

## BATHROOM

7'11" min x 4'7" (2.41m min x 1.40m)

Textured ceiling, tiled floor, large airing cupboard with a radiator and shelving, full height composite splash back around the bath which has a fitted electric shower and glass screen, wall extractor, wash hand basin set on a vanity unit with cupboard under and a lit mirror over, low level WC, chrome heated towel rail.

## OUTSIDE

The development has communal gardens and parking which also gives access to the garage.

## EN-BLOC GARAGE

16'9 x 8'7" max (5.11m x 2.62m max)

The garage number is marked as number 10.

## LEASE INFORMATION

LEASE 922 years from 29/9/1969

GROUND RENT £26 per annum

CURRENT SERVICE CHARGE £1114.58 which excludes the charge for water.

## DIRECTIONS

From Hunstanton Town Centre turn into Northgate and continue for some distance where the property will be found further along on the right hand side. The access to the building is at the rear.

## SERVICES

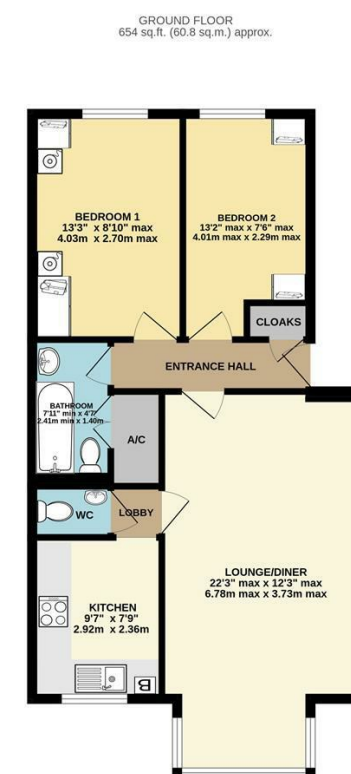
Mains electricity, mains gas, mains water, mains drainage.

## COUNCIL TAX

Council Tax Band - B

## ENERGY PERFORMANCE CERTIFICATE

Band C



TOTAL FLOOR AREA - 654 sq. ft. (60.8 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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