



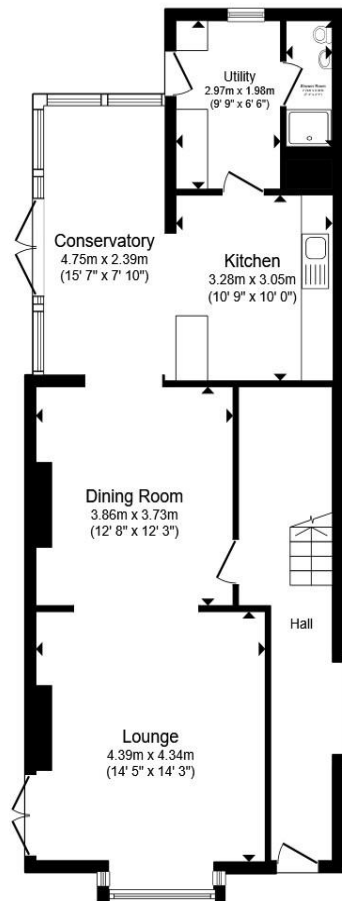
Avenue Road, Hunstanton PE36 5BW

Welcome to

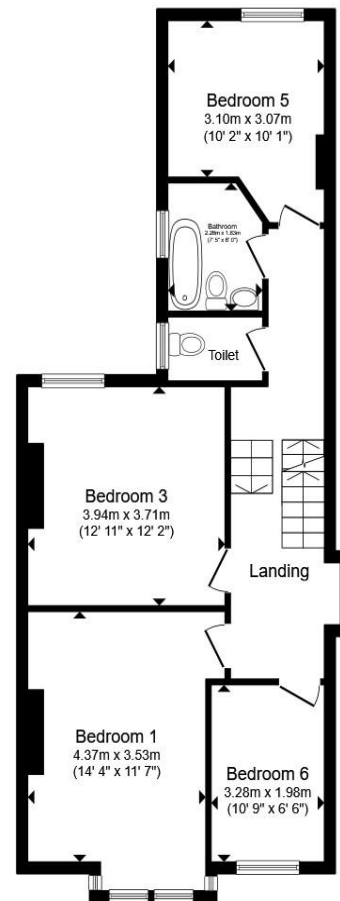
Avenue Road, Hunstanton

Situated within the conservation area of the popular Victorian seaside town of Hunstanton, this impressive three-storey townhouse offers exceptionally spacious and versatile accommodation, making it an ideal family home. The ground floor comprises an entrance hall, generous lounge/dining room, conservatory, kitchen, utility room and cloakroom. The first floor provides four bedrooms together with a family bathroom and separate WC, whilst the second floor offers two further bedrooms and a shower room. With six bedrooms in total, the property provides excellent flexibility for larger families, guests, home working or those requiring additional living space. The three-storey layout gives the home a particularly versatile character, with the upper floors offering a degree of separation from the main living accommodation. Ideally positioned within Hunstanton's historic conservation area, the property is conveniently placed for the town's amenities, seafront and beautiful Norfolk coastline. An internal viewing is highly recommended to appreciate the generous accommodation and potential on offer. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor



Second Floor

Total floor area 182.1 m² (1,960 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



- Entrance Hall
- Lounge
- Dining Room
- Conservatory
- Kitchen
- Utility
- Shower Room
- First Floor Landing
- Bedroom One
- Bedroom
- Bedroom Three
- Bedroom Five
- Bedroom Six
- Bathroom
- Seperate Wc
- Second Floor
- Bedroom Two
- Bedroom Four
- Shower Room

Welcome to Avenue Road, Hunstanton

- Three-storey townhouse
- Hunstanton conservation area
- Six bedrooms
- Lounge/dining room and conservatory
- Kitchen and utility room
- Bathroom and shower room
- Two separate WCs
- Spacious and versatile family accommodation

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107245



Property Ref:
HUN107245 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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