

Tenure: Freehold  
Council Tax Band: TBC  
EPC Rating: N/A  
Local Authority: Borough Council of King's Lynn  
& West Norfolk

**£175,000**  
Offers In The Region Of

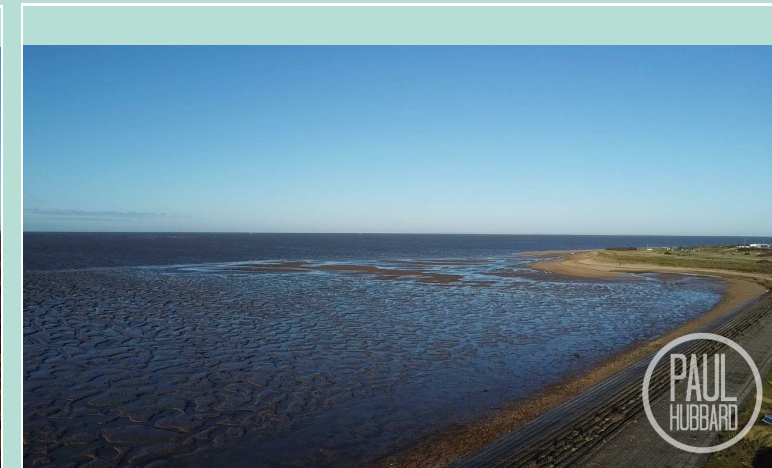


GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 431 sq.ft. (40.0 sq.m.) approx.

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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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## The Beach

King's Lynn, PE31 7RB

- Freehold plot in a unique location
- Sea to front
- Lagoon to rear
- Solar panels and system, ready for off grid living
- Beautiful sandy beach 100m away
- Nature & bird reserve 100m away
- Holiday let potential of £1000+ a week
- Sailing club with bar/events and watersports 100m away
- Off road parking
- Private slipway for canoe/paddleboard/rowing boat launch

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### Introduction

Welcome to Snettisham beach, we are offering a freehold plot in a unique setting of the sea to the front, lagoon to the rear, Bird and nature reserve, sailing club/bar/watersports and beach, all within 100m! Plus the benefit of Solar energy system meaning no electric bills and an opportunity for off grid living. An excellent opportunity and a great investment, so arrange a viewing today and enjoy Summer 25 in one of England's most naturally raw and beautiful areas

### Living/Kitchen Area

6.25m (max) x 3.60m (max)

UPVC double glazed door, UPVC double glazed windows, bay window with sea view, carpet flooring, feature electric fireplace.

Fitted kitchen, vinyl flooring, UPVC double glazed window, opening to lobby.

### Lobby

UPVC double glazed door, carpet, storage cupboard, hot water boiler cupboard, doors to; WC, shower room and bedrooms.

### WC

Toilet, sink, vinyl flooring.

### Shower Room

2.25m (max) x 1.05m (max)

Toilet, sink, shower cubicle with electric shower, vinyl flooring, UPVC double glazed window.

### Bedroom 1

2.39m x 3.1m

UPVC double glazed window, carpet flooring, built in wardrobe.

### Bedroom 2

2.44m x 1.71m

UPVC double glazed window, carpet flooring, built in wardrobe.

### Outside

The plot offers gardens, off road parking and large area for BBQs and entertaining while overlooking the waters and lagoon access for water sports including canoeing/kayaking and paddle boarding.

There is also a recently built, substantial shed, useful for equipment storage and houses solar energy system and batteries.

