



THE STORY OF

# 1 Hamon Court

*Hunstanton, Norfolk*

SOWERBYS



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# 1 Hamon Court

St Edmunds Terrace, Hunstanton  
Norfolk, PE36 5EH

Two Bedroom Purpose Built Apartment

Over 60s Apartment Complex

Communal Lounge and Terrace with Sea Views

Positioned on the First Floor, with Lift and Stairs

Ideal Town Centre Location

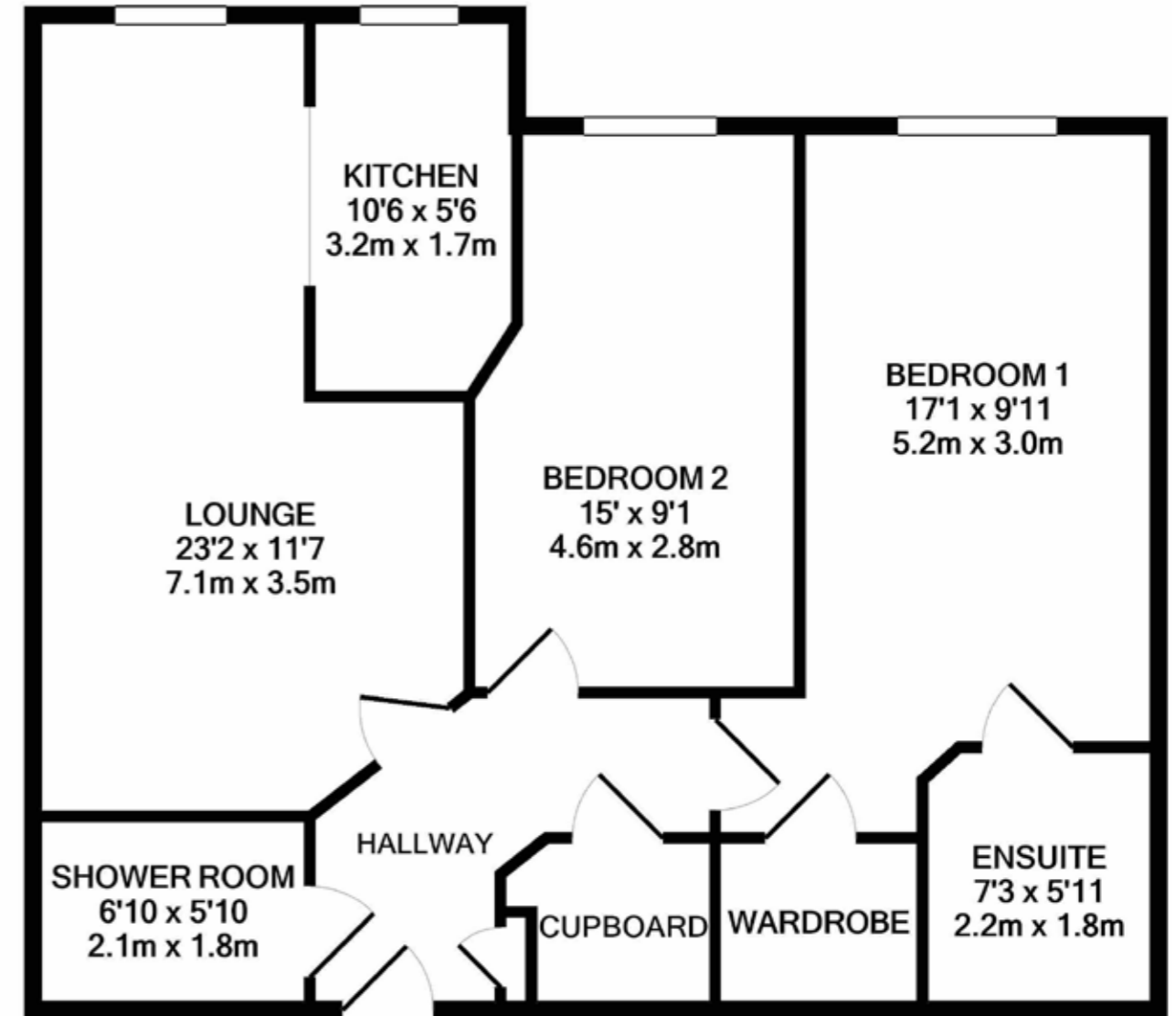
Number 1 is a generously sized two-bedroom first-floor apartment, served by both a staircase and lift. The property is presented in immaculate decorative order and has underfloor heating with individual room temperature controls, double glazing, and a good quality fitted kitchen. The principal bedroom features a private ensuite and built-in wardrobes. The second bedroom is generously sized; presently, it's being used as an office/study and is well-served by the shower room.

for over 60s by McCarthy and Stone. Situated within close proximity to the town centre and seafront, Hamon Court also features a rooftop terrace and residents' lounge; ideal for taking in views of the sea and stunning sunsets.

A house manager is always available, providing help and support along with a 24-hour emergency call system. The complex also benefits from a guest suite which can be booked by friends and family.

The apartment complex is immaculately presented and is designed specifically

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TOTAL APPROX. FLOOR AREA 794 SQ.FT. (73.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS

# Hunstanton

IS THE PLACE TO CALL HOME



Who wouldn't want a place by the sea? Hunstanton is a traditional, unspoilt coastal town, the perfect spot to enjoy a walk on the beach and a tasty fish and chip supper, but for those lucky enough to call it home, this Victorian gem has so much more to offer.

Established in 1846 by Henry Le Strange as a bathing resort designed in a Victorian Gothic style, the esteemed townsman wisely led the development of a railway from King's Lynn to enable day-trippers to reach the 'new town' – a canny investment as the route was later to become the most profitable in the country.

Holidaymakers still Mecca to Hunstanton, many staying at Searles Leisure Resort which opened as a caravan park in 1936. Wile away an afternoon on the water with a boat trip on its Wash Monster, ride the carousel at the fairground or keep it traditional and feed the penny slots at the arcades. The town's Princess Theatre, renamed in the 80s in honour of Lady Diana Spencer, features a year-round programme of live performances, film screenings plus a seasonal panto. Golfers of all ages can try their hand with a mini golf course and pitch & putt on the cliff-top, plus a renowned Links course in neighbouring Old Hunstanton.

Facing west across The Wash, 'sunny Hunny' as the locals fondly call it, is famous for its incredible sunsets and in the summer months it's customary to head to the green, beach or one of the Victorian squares to watch the daylight

slowly fade. Impressive Victorian and Edwardian properties line the squares and surrounding streets, which have been added to over the years with more contemporary homes, apartments and supported accommodation for later life living. With a primary and secondary school, Smithdon High, which is a Grade II listed building, plus a co-educational prep school, Glebe House School, there is an excellent choice of education within the town. Other amenities include a GP surgery and Post Office, plus a leisure pool and gym at The Oasis, which overlooks the sea – grab an early morning workout and watch the skyline come to life.

Two of the supermarket stalwarts, Tesco and Sainsbury are in town, with a Lidl just five minutes away on the A149 at Heacham, but a fantastic local greengrocer and award winning deli are the place to stock up on brilliant ingredients and tasty treats from artisan makers. Naturally as a holiday destination, there are plenty of places to start the day with a full English, treat yourself to a traditional afternoon tea at Berni Beans, or unwind at wine bar Chives.

With a renewed sense of vigour in recent years, Hunstanton is a place that attracts young families, professionals and entrepreneurs alike, along with those looking to enjoy their golden years and life at a slower pace. Find out why this is the perfect spot to discover your coastal bolthole.



Note from Sowerbys



“This apartment boasts ocean views from its terrace, offering an ideal retreat for individuals over 60 seeking relaxation and a vibrant community atmosphere.”

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## SERVICES CONNECTED

Mains electricity, water and drainage. Electric central heating,

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

C. Ref:- 0118-9043-7382-4893-9904

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

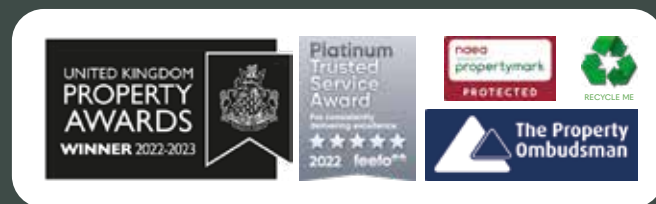
We understand the property is leasehold with a term of 999 years from 2017, and the ground rent is currently £247 to be paid twice yearly, and a service charge of £310 per month.

## LOCATION

What3words: ///missions.pronouns.slime

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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