

SOWERBYS

Norfolk Property Specialists



18 Cliff Court

Hunstanton, Norfolk, PE36 6DZ

Offers In Excess Of £230,000 No Onward Chain



Viewing by appointment with our

Hunstanton Office 01485 533666 or hunstanton@sowerbys.com

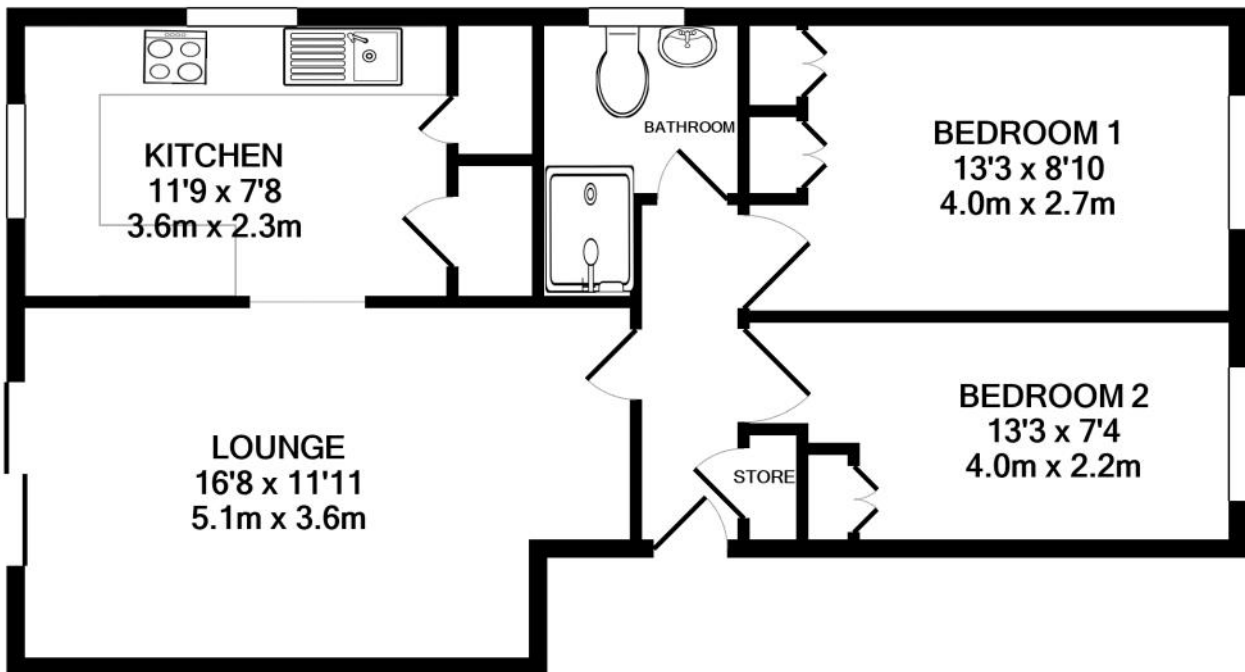
18 CLIFF COURT

Set in the heart of the Victorian seaside town of Hunstanton is this two bedroom ground floor apartment with stunning sea views. The accommodation briefly comprises of two double bedrooms, modern shower room and an open-plan kitchen/living room with sliding doors to the balcony. Outside there is a communal garden to the front and off-street parking to the rear. The lease has been extended to over 900 years and the service charge is approximately £75 per month.



KEY FEATURES

- Ground Floor Apartment
- Over 900 Year Lease
- Two Double Bedrooms
- Close to Town Centre
- Sea View and Balcony
- Off-Street Parking
- Gas Central Heating
- No Onward Chain



TOTAL APPROX. FLOOR AREA 512 SQ.FT. (47.5 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. 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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HUNSTANTON

Hunstanton is a coastal town and resort facing the Wash. It enjoys wonderful sunsets over the sea, being the only town on the east coast that faces west. The beach is long and sandy and is famous for its striped cliffs. There are two supermarkets, primary and secondary schools, and a range of shops. For golfers there is the superb championship golf course - Hunstanton Golf Club and nearby, The Royal West Norfolk Golf Club at Brancaster. In addition, Searles Holiday Park and the nearby Heacham Manor have their own courses. The Sandringham Estate is a short distance away with its Country House and walks through Sandringham Woods.

SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 2912-1009-1207-5639-1204

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

Leasehold.

Over 900 years remaining.

Service charge of approximately £75 per month.

DIRECTIONS

Travelling into Hunstanton on the main A149 road from King's Lynn, take the third exit at the Hunstanton roundabout and continue, passing the water tower on your left and Smithdon High School on your right. Take the left hand turning into Greevegate, signposted 'town centre', follow the road to the mini roundabout and turn right. Cliff Court can be found on your right hand side.

Viewing by appointment with our Hunstanton Office:
54 Westgate, Hunstanton, Norfolk, PE36 5EL
01485 533666 • hunstanton@sowerbys.com



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.

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