



INTRODUCING

# 7 Winston Court

*Hunstanton, Norfolk*

SOWERBYS



THE STORY OF

# 7 Winston Court

Cliff Parade, Hunstanton, Norfolk  
PE36 6DJ

Third Floor Apartment

Sought After Seafront Location

Stunning Coastal Views

Two Double Bedrooms

Garage and Visitor Parking

Share of the Freehold

Good Sized Lounge/Diner

Kitchen/Breakfast Room

SOWERBYS HUNSTANTON OFFICE

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Set on the third floor, this apartment enjoys a prime seafront position with sweeping coastal views and an easy stroll into the heart of town.

The living space is light-filled and generous, with the lounge/diner designed to make the most of those remarkable sea views. The kitchen/breakfast room provides a practical and social layout, and there's a good sense of flow throughout the flat.

There are two well-proportioned double bedrooms, along with a new shower room and a central hallway that keeps everything connected. Residents benefit from a garage to the rear and visitor parking, while the communal areas have been well cared for by the management company.

The apartment is offered with a 1/8th share of the freehold and no upward chain—ideal for those looking for a coastal retreat or a low-maintenance permanent home by the sea.

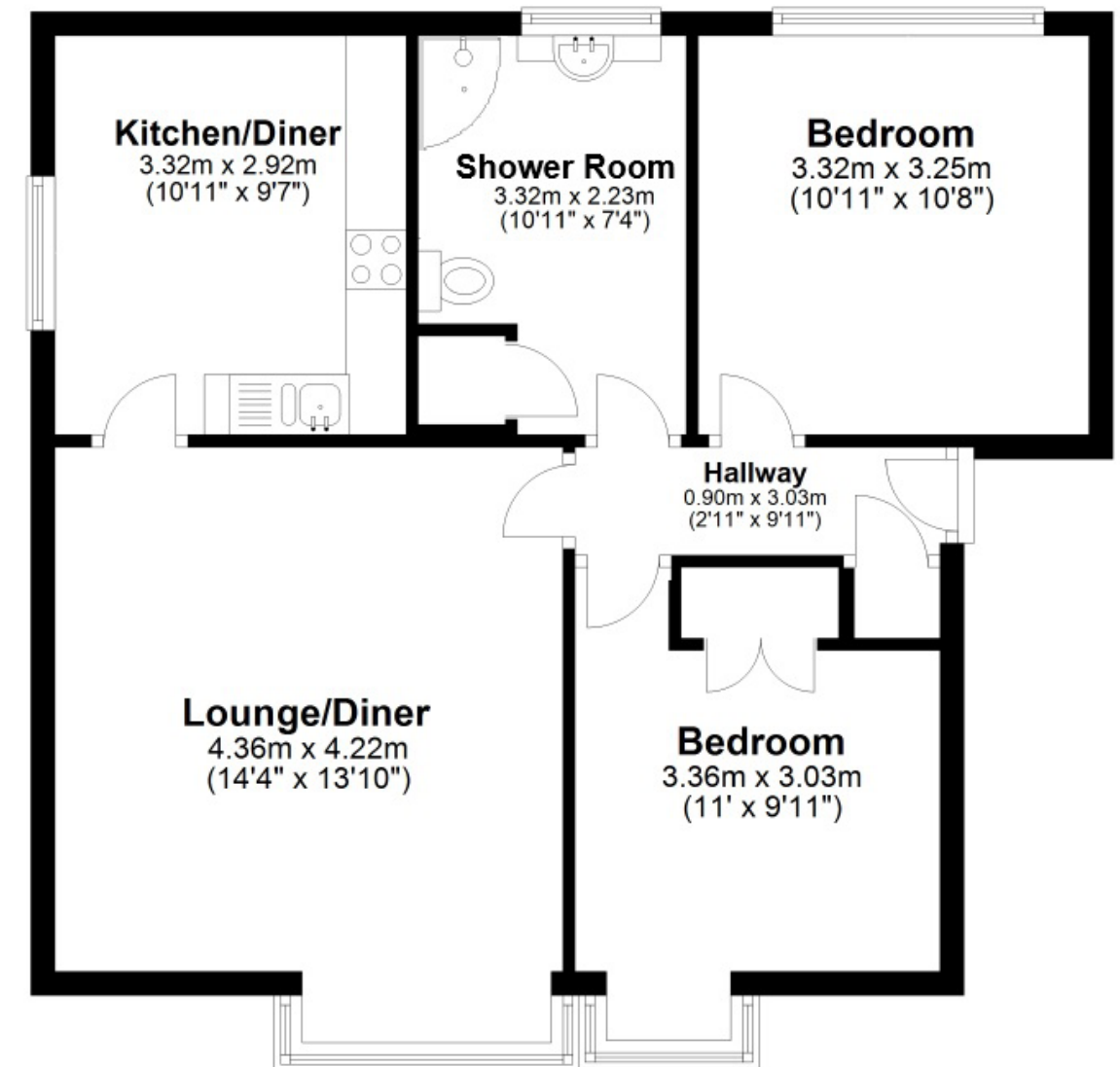






## Top Floor Flat

Approx. 62.2 sq. metres (669.4 sq. feet)



Total area: approx. 62.2 sq. metres (669.4 sq. feet)

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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# Hunstanton

A VICTORIAN TOWN WITH  
WORLD-FAMOUS CLIFFS

Who wouldn't want a place by the sea? Hunstanton, a traditional, unspoilt coastal town, is perfect for a beach walk and a fish and chip supper. For residents, this Victorian gem offers even more.

Founded in 1846 by Henry Le Strange as a Victorian Gothic bathing resort, Hunstanton thrived with the railway from King's Lynn, becoming a top day-trip destination. Today, holidaymakers flock to Searles Leisure Resort, enjoy boat trips on the Wash Monster, fairground rides, and traditional arcades. The Princess Theatre, renamed in the 80s for Lady Diana Spencer, hosts live performances, films, and seasonal pantos. Golf enthusiasts can play mini-golf, pitch & putt, and the renowned Links course in Old Hunstanton.

Facing west across The Wash, "Sunny Hunny" is famous for its sunsets. Summer evenings are perfect for watching the sun set from the green, beach, or Victorian squares. Impressive Victorian and Edwardian properties line these squares, alongside contemporary homes, apartments, and senior living accommodations. Education options include a primary and secondary school (Smithdon High, a Grade II listed building), and Glebe House School, a co-educational prep school. Amenities feature a GP surgery, post office, leisure pool, and gym at The Oasis, overlooking the sea.

Local shopping includes Tesco, Sainsbury's, and a Lidl nearby in Heacham, along with a fantastic local greengrocer and award-winning deli. Dining options range from full English breakfasts to afternoon tea at Berni Beans and relaxing at wine bar Chives.

Hunstanton attracts young families, professionals, and retirees seeking a slower pace of life. Discover why this charming town is the perfect coastal retreat.



## Note from Sowerbys



An aerial view showing the location of Winston Court.

"This apartment enjoys a prime seafront position with sweeping coastal views and an easy stroll into the heart of town."



## SERVICES CONNECTED

Mains water, electricity and drainage. Electric panel heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

E. Ref:- 2461-5812-8132-3972-0361

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.

## LOCATION

What3words: ///laughs.game.dispenser

## AGENT'S NOTE

No holiday letting is allowed in this building.  
Service charge is £680 including ground rent.

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.  
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