

SOWERBYS

Norfolk Property Specialists



8 Marine Court

Clarence Road, Hunstanton, PE36 6EF

£290,000



Viewing by appointment with our
Hunstanton Office 01485 533666 or hunstanton@sowerbys.com



8 MARINE COURT

Set on the Hunstanton sea front with spectacular sea views is this large two/three bedroom first floor apartment. Marine Court was built in the late 19th century and extended in the early 20th century, so offers large rooms and high ceilings creating spacious accommodation yet retaining character.

Accommodation briefly consists of a kitchen with eye level Neff cooker, lounge with views overlooking the sea and access to a small roof terrace, separate dining room, two double bedrooms, family bathroom with separate WC, and finally a utility space. The property is also flexible as the space offered as the dining room could be used as a third double bedroom.

Outside there is a communal grassed area and shed as well as a cart shed for off road parking and extra separate visitor parking.



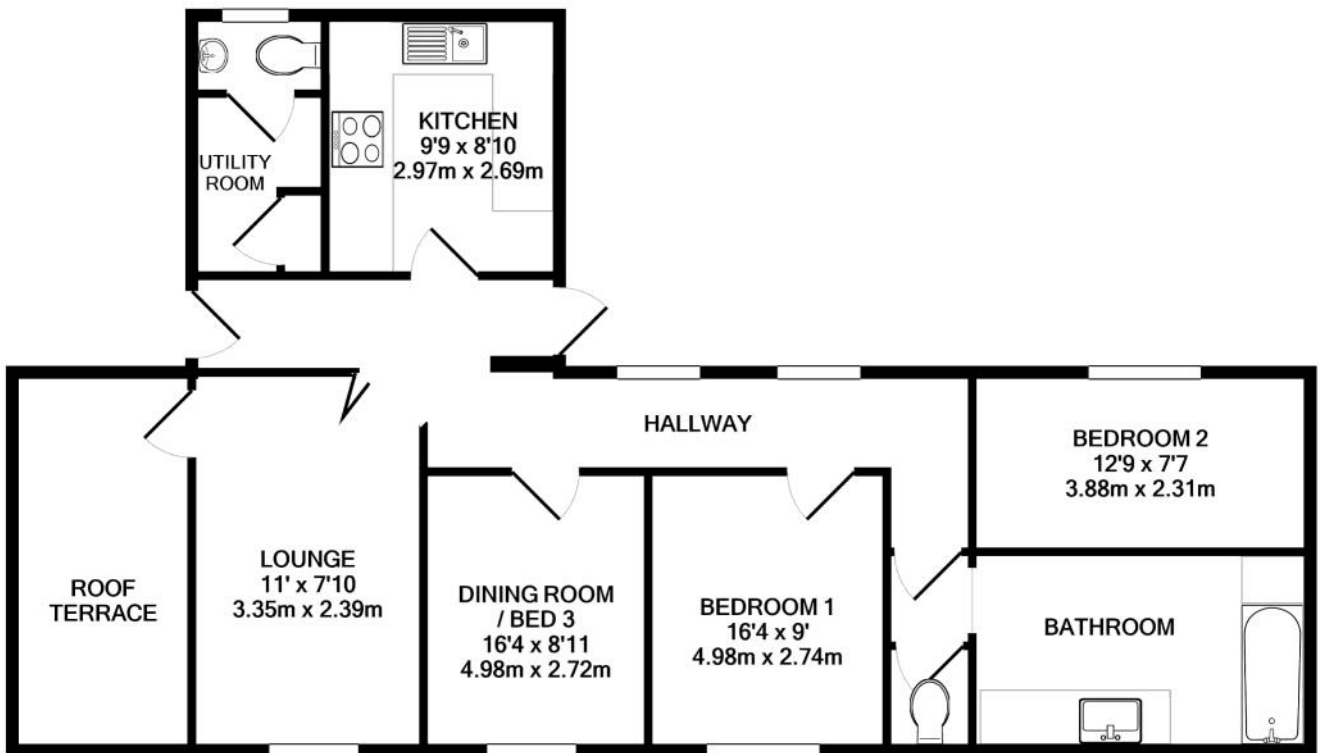
KEY FEATURES

- First Floor Apartment
- Two Double Bedrooms
- Bathroom and Separate WC
- Lounge and Separate Dining Room
- Utility Space
- Fantastic Sea Views
- Off Road Parking
- Gas Central Heating
- 1/9 Share of Freehold









TOTAL APPROX. FLOOR AREA 881 SQ.FT. (81.8 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

Made with Metropix ©2022

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, drainage and gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 9058-0010-6266-9792-2930

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.

AGENT'S NOTE

1/9 share of freehold. £1758 annual service charge and £294 for insurance.

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.

Residential Sales • Lettings • Property Management • Land & New Homes

Burnham Market • Dereham • Fakenham • Holt • Hunstanton • King's Lynn • Norwich • Watton • Wells-next-the-Sea

Sowerbys Limited is a company registered in England and Wales, company no: 04151583. Registered office: The Granary, The Quay, Wells-next-the-Sea, Norfolk, NR23 1JT
Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office: 54 Westgate, Hunstanton, Norfolk, PE36 5EL