



THE STORY OF  
**8 Marine Court**

*Hunstanton, Norfolk*

**SOWERBYS**





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# 8 Marine Court

Clarence Road, Hunstanton, Norfolk  
PE36 6EF



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



Set on the picturesque Hunstanton seafront with spectacular sea views, this large two/three-bedroom first-floor apartment offers an enviable lifestyle. Marine Court, originally built in the late 19th century and extended in the early 20th century, features large rooms and high ceilings that create spacious accommodation while retaining charming period character.

Located in Hunstanton, living here means enjoying close proximity to world-renowned cliffs and the invigorating smell of the sea air. Added luxury is found with the ability of going for beach walks at will, soaking in the natural beauty and tranquil ambiance of the coast. The vibrant seaside community provides a peaceful yet active lifestyle, perfect if you love outdoor activities and scenic surroundings.

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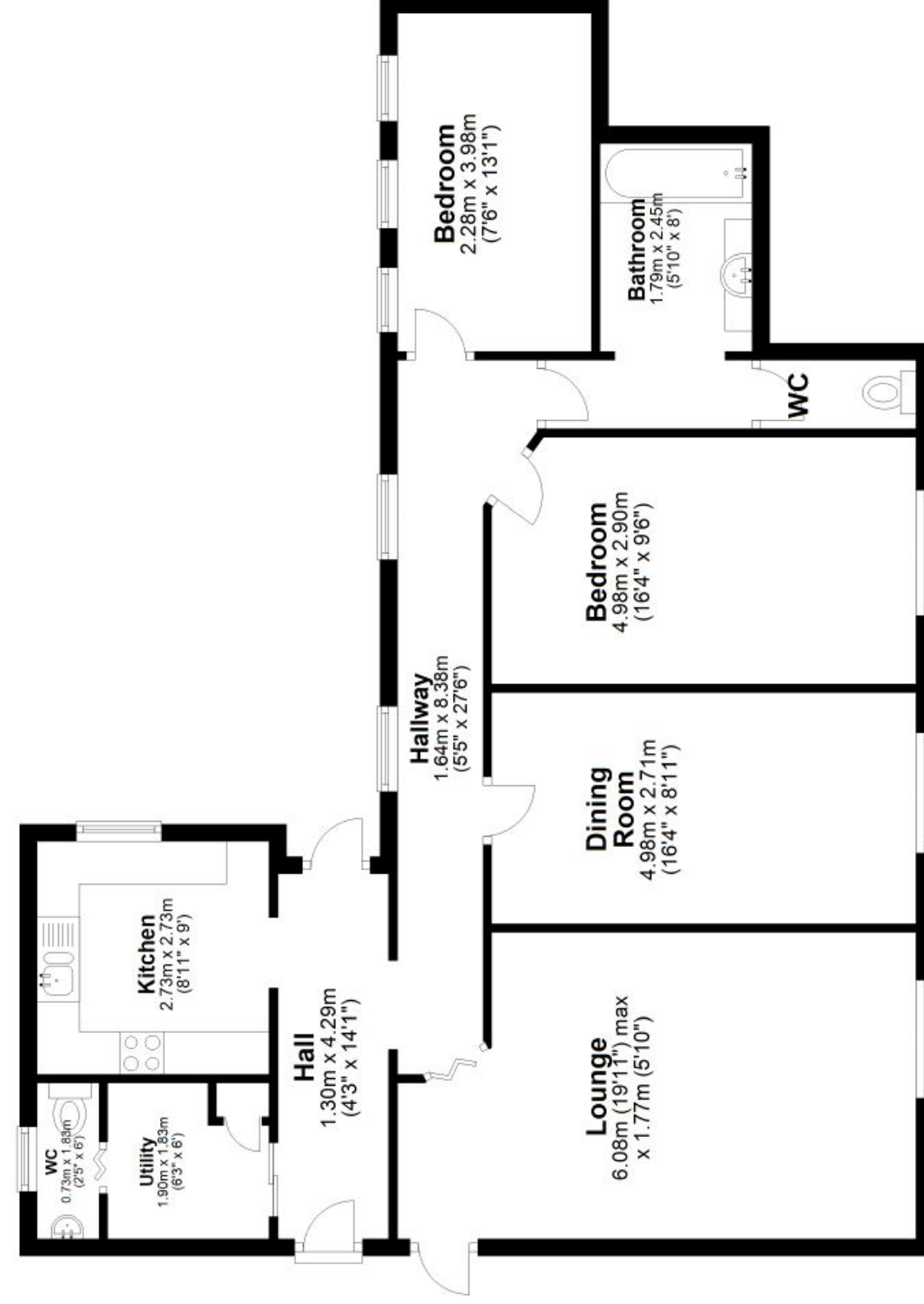




Discover a well-appointed kitchen with an eye-level Neff cooker, a lounge with views overlooking the sea, and access to a small roof terrace. There are two double bedrooms, though the separate dining room has flexibility with the option to make this a third bedroom, depending on one's needs. A family bathroom with a separate WC, and a utility space completes the apartment.

Outside, the communal grassed area and shed provide additional storage and recreational space, whilst there's a cart shed for off-road parking and an extra separate visitor parking space.

With its prime location and spacious, character-filled interiors, this apartment at Marine Court offers a unique perfect to enjoy the best of coastal living in Hunstanton.



**Total area: approx. 96.2 sq. metres (1035.8 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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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



“A versatile home well-located for the perfect coastal lifestyle.”

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## SERVICES CONNECTED

Mains water, electricity, gas, and drainage. Gas-fired 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.

## TENURE

1/9 share of freehold.

## LOCATION

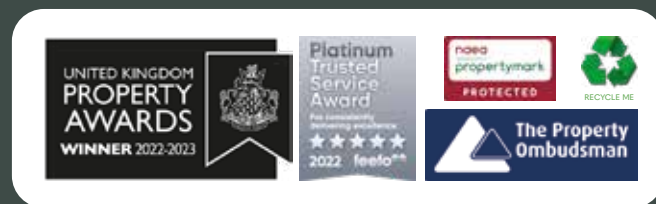
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## AGENT'S NOTE

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

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