

SOWERBYS

Norfolk Property Specialists



6 Marine Court

Clarence Road, Hunstanton, PE36 6EF

Guide Price £290,000



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



6 MARINE COURT

With sea views from almost every window, this spacious two-bedroom first floor apartment makes for the perfect holiday bolthole. Marine Court is a converted convalescent home originally built in the late 1800s, bringing with it a wealth of characterful features including original fireplaces and high ceilings, with the rooms enjoying generous proportions.

The accommodation briefly comprises; Two double bedrooms with en-suite bathroom and built-in wardrobes to the principal bedroom, a galley kitchen, shower room and a large, light and airy lounge with a fantastic viewing area.

Outside there is a communal lawned area and storage shed as well as covered allocated off road parking and additional separate visitor parking spaces. The property comes with a share of freehold and no onward chain.



KEY FEATURES

- First Floor Apartment
- No Onward Chain
- Characterful Accommodation
- Large Sitting Room
- Two Double Bedrooms
- En-Suite and Separate Shower Room
- Lovely Sunset Sea Views
- Perfect Holiday Bolthole
- Gas Central Heating
- Share of Freehold



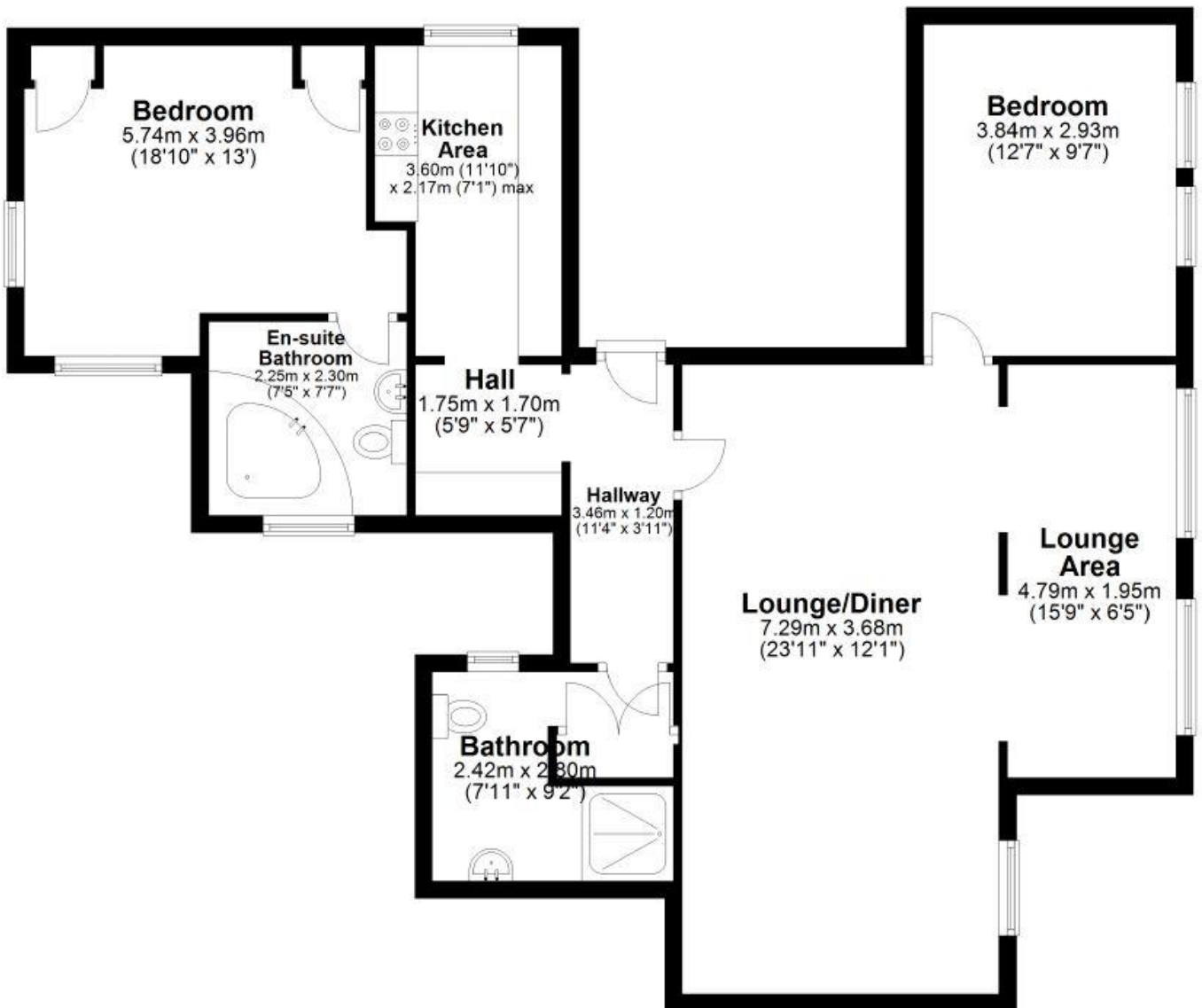






First Floor

Approx. 93.2 sq. metres (1002.9 sq. feet)



Total area: approx. 93.2 sq. metres (1002.9 sq. feet)

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 electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 2511-3612-9614-1221-3351

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

The property owner owns a 1/9 share of the freehold. There is an annual service charge of £1,758 and an insurance cost of £294.

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54 Westgate, Hunstanton, Norfolk, PE36 5EL
01485 533666 • hunstanton@sowerbys.com



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