



20A Cliff Parade

Hunstanton, Norfolk

SOWERBYS



Apartment Arranged Over Two Floors

Three Double Bedrooms

Off Road Parking

No Onward Chain

Bay Windows

Stunning Sea Views

Excellent Location, Close to Town Centre



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20A Cliff Parade

Hunstanton, Norfolk,
PE36 6DP

Hunstanton is famous for its Victorian frontage and sunset sea views and with a stroll down the seafront you come to 20A Cliff Parade, which offers just that. Arranged over two floors, the apartment offers space, peace and tranquillity, whilst being just a stones throw from the town centre.

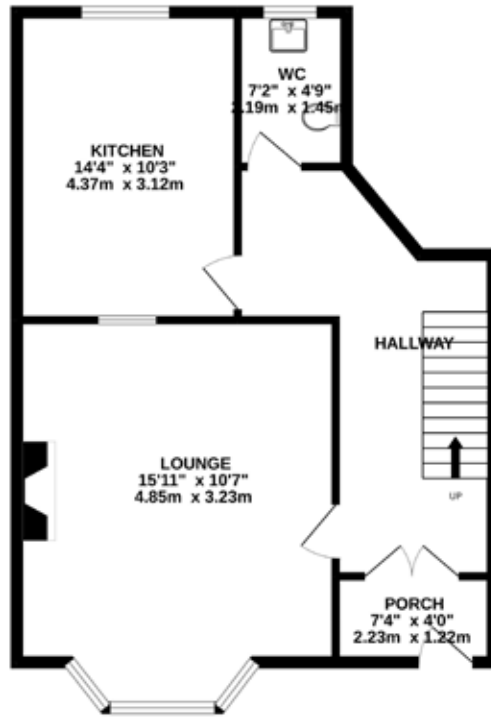
The three spacious double bedrooms are located on the lower ground floor, keeping them cool in the hotter summer months, and are serviced by a large bathroom with separate shower. A rear door is located at the end of the hallway and is used as a fire escape.

The ground floor has a spacious lounge with a fantastic bay window overlooking the lush bowling green and sea. Beyond this is a large, well-equipped kitchen and a handy separate WC.

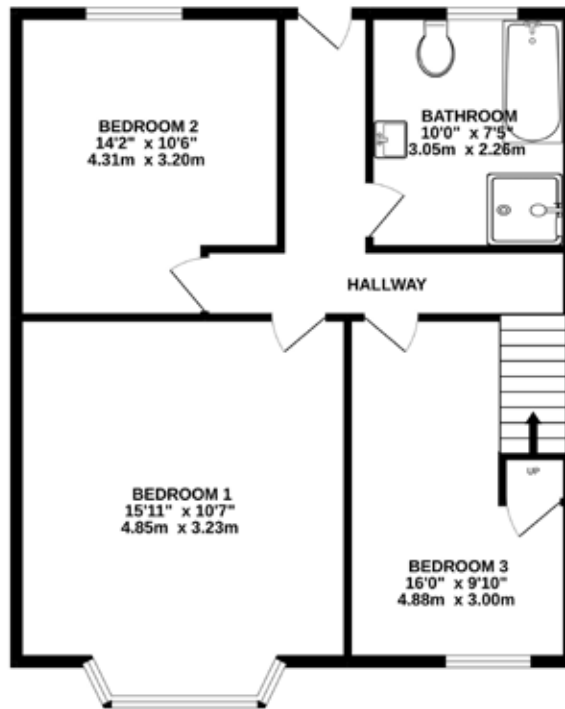
Outside the property comes with a gravel frontage with parking for two vehicles and steps up to the property's private door into the entrance.

20A Cliff Parade basks in stunning sea views. With spacious rooms, a great location and being immaculate presented, this property will be highly sought-after.





GROUND FLOOR
794 sq.ft. (73.7 sq.m.) approx



LOWER GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.

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.

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.



Hunstanton Seafront



SERVICES CONNECTED

Mains water, electricity, drainage and gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 8903-7526-5850-7282-5922

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

The property is a share of freehold with the leasehold owned by the vendors.

20A makes up 2/5 of the entire freehold and repairs to the building are divided accordingly. Annual buildings insurance is £672.

The lease has over 900 years remaining.

SOWERBYS



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