



THE STORY OF

10 Ashley Gardens

Old Hunstanton, Norfolk

SOWERBYS



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10 Ashley Gardens

Hamilton Road West, Old Hunstanton,
PE36 6NX



Single Storey Ground Floor Apartment

One Double Bedroom

Immaculate Condition

Well-Managed, Prestige Leasehold Property

Off Road Allocated Parking

UPVC Double Glazing and Gas Fired Central Heating



This immaculate one bedroom, ground floor apartment is a real hidden gem, nestled away in the heart of Old Hunstanton, just a short walk from the beach and set in well-kept gardens, which can really be enjoyed on a beautiful summers evening.

kitchen to the side, double bedroom and shower room. The property has gas fired central heating and UPVC double glazing.

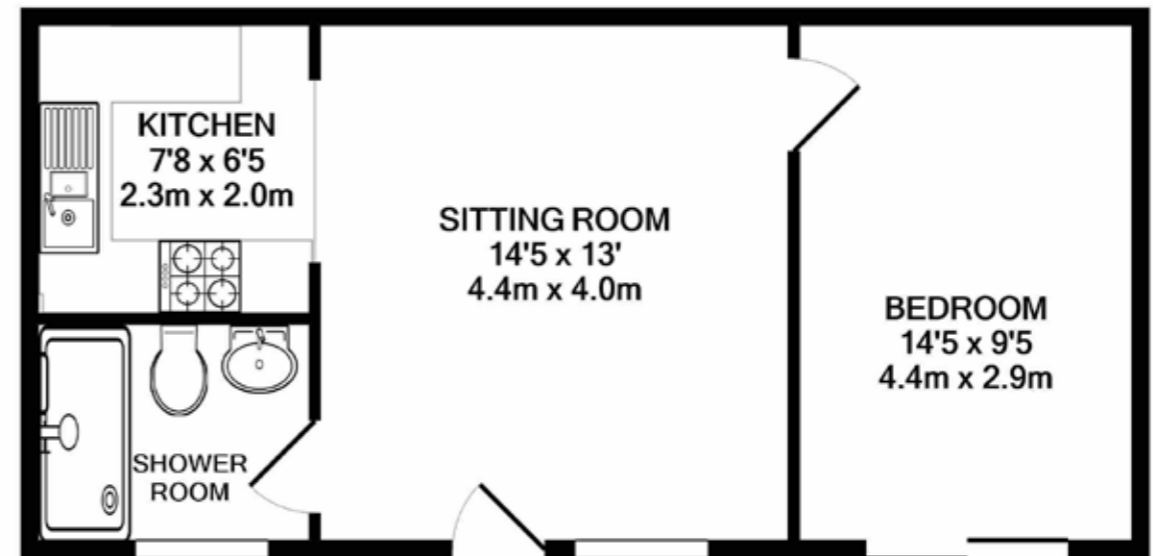
Outside is an attractive communal garden area and the apartment has its own designated parking space.

The accommodation comprises a light and airy sitting room with a fully fitted

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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

Old Hunstanton

IN NORFOLK
IS THE PLACE TO CALL HOME



It's easy to see why Old Hunstanton is so popular with holidaymakers and full time residents alike. Home to

some of the finest properties in the county, there's a wonderful mix of charming cottages, converted barns, and cool, contemporary homes.

Stroll along the top of the famous striped cliffs to take in the lighthouse and the ruins of St Edmunds chapel, built in the 13th century in memory of St Edmund who landed here in 855 to be crowned King of East Anglia.

Perhaps set off for a walk along the coastal path, and at the end of the day save your tired legs by getting the regular Coasthopper bus home.

Golfers are spoilt for choice, with the fantastic links course at Hunstanton Golf Club in the village, and Royal West Norfolk Golf Club's championship course just a few miles away at Brancaster.

After a busy day, relax at The Lodge or the Ancient Mariner, the two great pubs within the village, or treat yourself at Michelin starred The Neptune. For daily provisions there's an excellent village store and there's also a craft centre, wonderful for browsing.

Just the other side of the pine trees, dunes and beach huts you'll find the beautiful beach where days are spent playing on the golden sands and evenings are lit by incredible sunsets over the sea.



Hunstanton



SERVICES CONNECTED

Mains water, electricity, water and drainage.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 9529-2801-7707-9305-6115

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.

Further details for the lease is to follow, please contact Sowerbys for more information.

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SOWERBYS



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