



THE STORY OF

2 Westcliffe Court

Hunstanton, Norfolk

SOWERBYS



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2 Westcliffe Court

Cliff Parade, Hunstanton, Norfolk
PE36 6HJ

Two Bedroom Ground Floor Apartment
with Stunning Views

Patio Area and Garage

Modern Kitchen and Shower Room

Short Walk to Town Centre

Over 900 Years Remaining on Lease

No Onward Chain

Westcliffe Court offers many things to enjoy, from basking in the summer sun on the patio with a glass of wine to watching the famous sunsets on the north Norfolk coast.

This ground floor apartment is located opposite Lincoln Square and has easy access to the patio area and communal lawn. Featuring two double bedrooms to the rear, the lounge and kitchen are located at the front to take advantage of the lovely view. This home has been used by the current owners as a second home and is now ready for someone else to enjoy for years to come.

Throughout the property there have been many updates and changes which include

a modern kitchen, shower room and gas boiler, making it perfect to just move straight into.

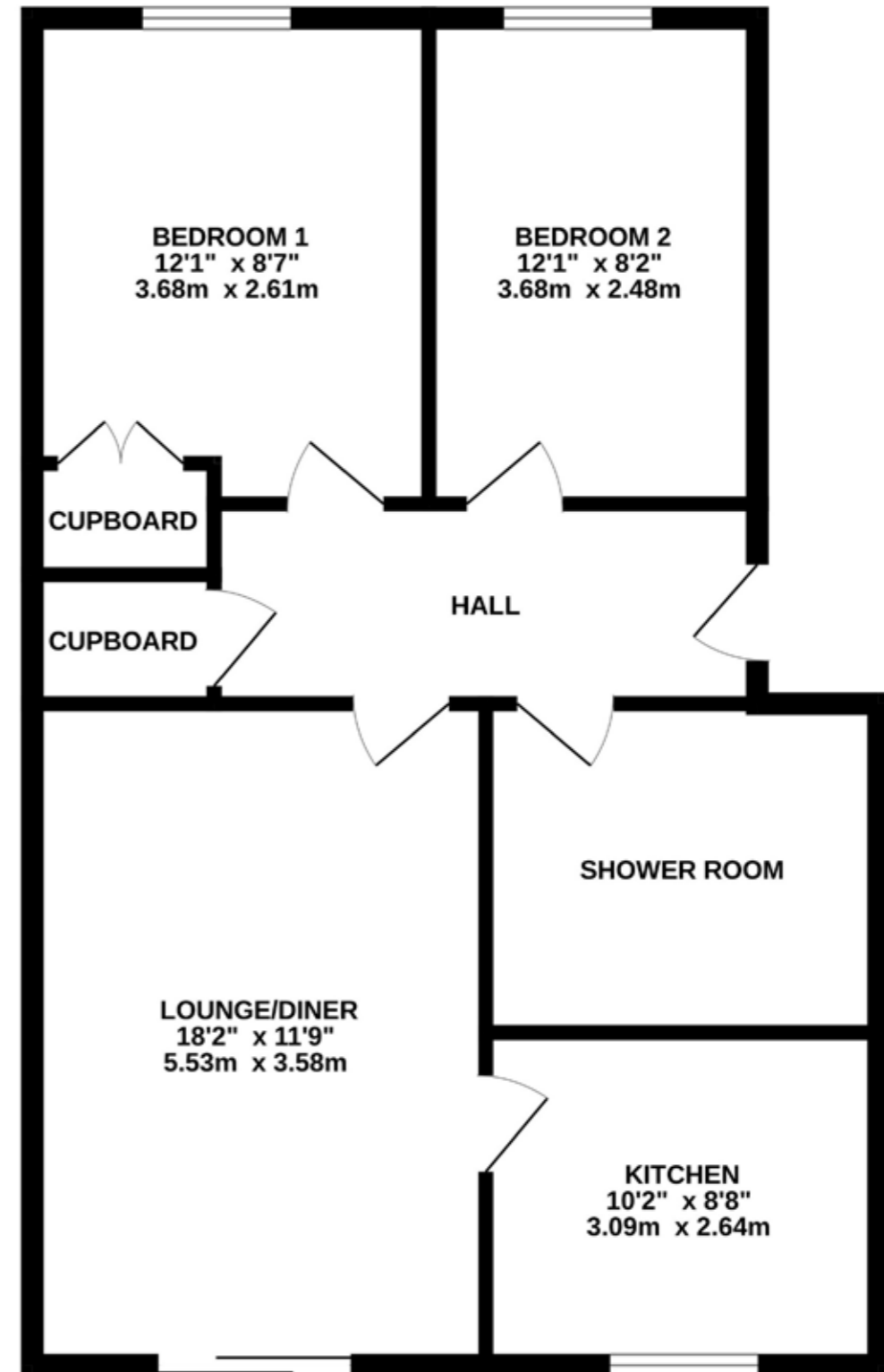
The apartment has a long lease with over 900 years remaining and it comes with a convenient single garage for either parking or as storage.

With its ground floor location and spectacular evening sunset views, 2 Westcliffe Court is the perfect lock up and leave or retirement apartment. There is no onward chain making this a very attractive proposition for many buyers.

SOWERBYS HUNSTANTON OFFICE
01485 533666
hunstanton@sowerbys.com



GROUND FLOOR
712 sq.ft. (66.2 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.

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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. While 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



View of the sea taken from outside Westcliffe Court.

“2 Westcliffe Court offers beautiful views and is within walking distance of the town.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 8447-7220-1429-9482-4902

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. 956 years remaining.

Service Charge: Approximately £750.00 pa, which includes buildings insurance.

LOCATION

What3words: ///asteroid.noted.elections

AGENT'S NOTES

No pets or holiday lets permitted.

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.

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