



THE STORY OF  
Flat 2, Valentine Court  
*Hunstanton, Norfolk*

SOWERBYS

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THE STORY OF

# Flat 2, Valentine Court

Valentine Road, Hunstanton, Norfolk  
PE36 5NP



Character Apartment

Town Centre Location

Spacious Sitting Room

Two Bedrooms

Wet Room

Light and Airy

Two Parking Spaces

No Upward Chain

**SOWERBYS HUNSTANTON OFFICE**

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“The building has its own fascinating history...”

**D**ream of that home by the sea. A place to while away the days in a popular and thriving town, but with your peaceful and quiet haven... at Valentine Court that is your reality.

It's a home within easy reach of everything this Victorian town has to offer – whether it's shows at the local theatre, treats in the seaside shops or that perfect Sunday fish supper.

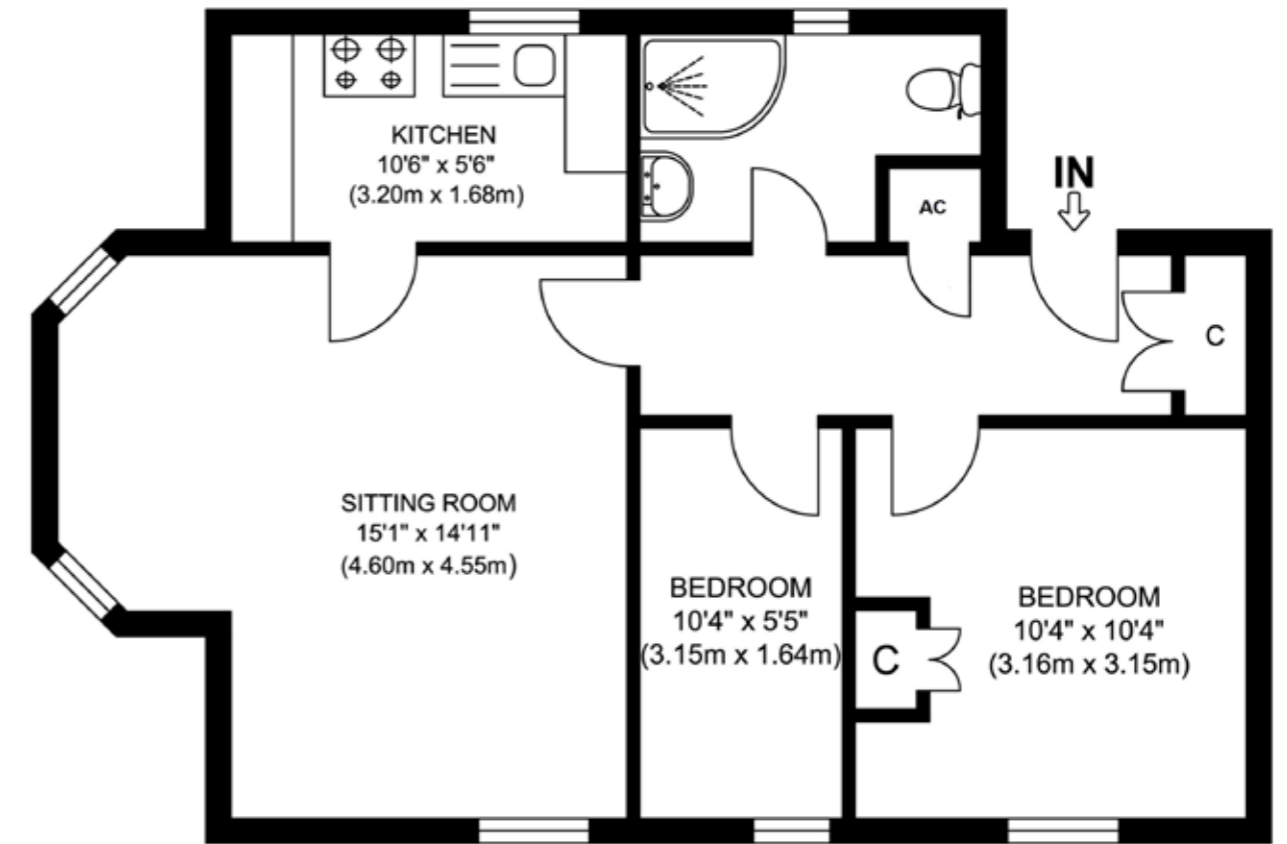
When you've explored the joys of this town, or further afield with its bus route, Flat 2 is your spacious sanctum. The high ceilings and traditional features of this home are abundantly clear from the moment you've stepped foot inside.

Light fills the sitting room with the three feature windows which offer you glimpses of changing sights throughout

the day. Large windows in the bedrooms make these equally as bright and beautiful. The home also has a kitchen and wet room, making it a good space for all ages.

The Carrstone exterior of the building is a staple for Hunstanton architecture, and a pleasant reminder of the world famous cliffs just a short stroll away. The building too has its own fascinating history. Near to the two parking spaces afforded to this home, find a green plaque from the town's Civic Society which details how this was previously a convalescent home - opened by the Prince and Princess of Wales in 1879.

Today, it stands proudly in this town. Flat 2 is a welcoming home, ready to move into and enjoy a private and quiet Hunstanton haven.



**TOTAL APPROX. FLOOR AREA OF HOUSE 558 SQ.FT. (51.81 SQ.M.)**

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



The Cliffs

“It is a lovely place to retire with the town centre and beach on your doorstep.”

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## SERVICES CONNECTED

Mains water, electricity and drainage. Electric night storage heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

E. Ref:- 0584-1009-5207-6997-0204

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 and own share of freehold.

The owners are currently in the process of extending the lease to over 900 years.

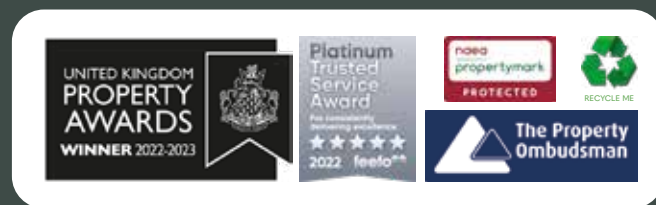
Service Charge: £1,450 per annum

## LOCATION

What3words: ///adjuster.trams.learn

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# SOWERBYS



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