



THE STORY OF

Apartment 28

Hamon Court, Hunstanton

SOWERBYS



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Apartment 28

Hamon Court, Hunstanton, Norfolk
PE36 5EH

Two Spacious Bedrooms

Views Over the Sea

Designated Parking Space

No Onward Chain

Town Centre Location

Immaculate Condition

Imagine waking every day with a view of the heavenly north Norfolk coastline and sea. Apartment 28 is located on the third floor and takes full advantage of the beautiful views which can be seen from the comfort of the bedrooms and sitting room.

The accommodation is spotless and consists of a spacious sitting room, kitchen, shower room and two double bedrooms with the principal bedroom having a good-sized walk-in wardrobe and spacious en-suite with a large shower.

Apartment 28 is one of the few properties at Hamon Court that has a private parking space which is located on the ground floor, sheltered from the weather, and with lifts throughout the building making it accessible for all.

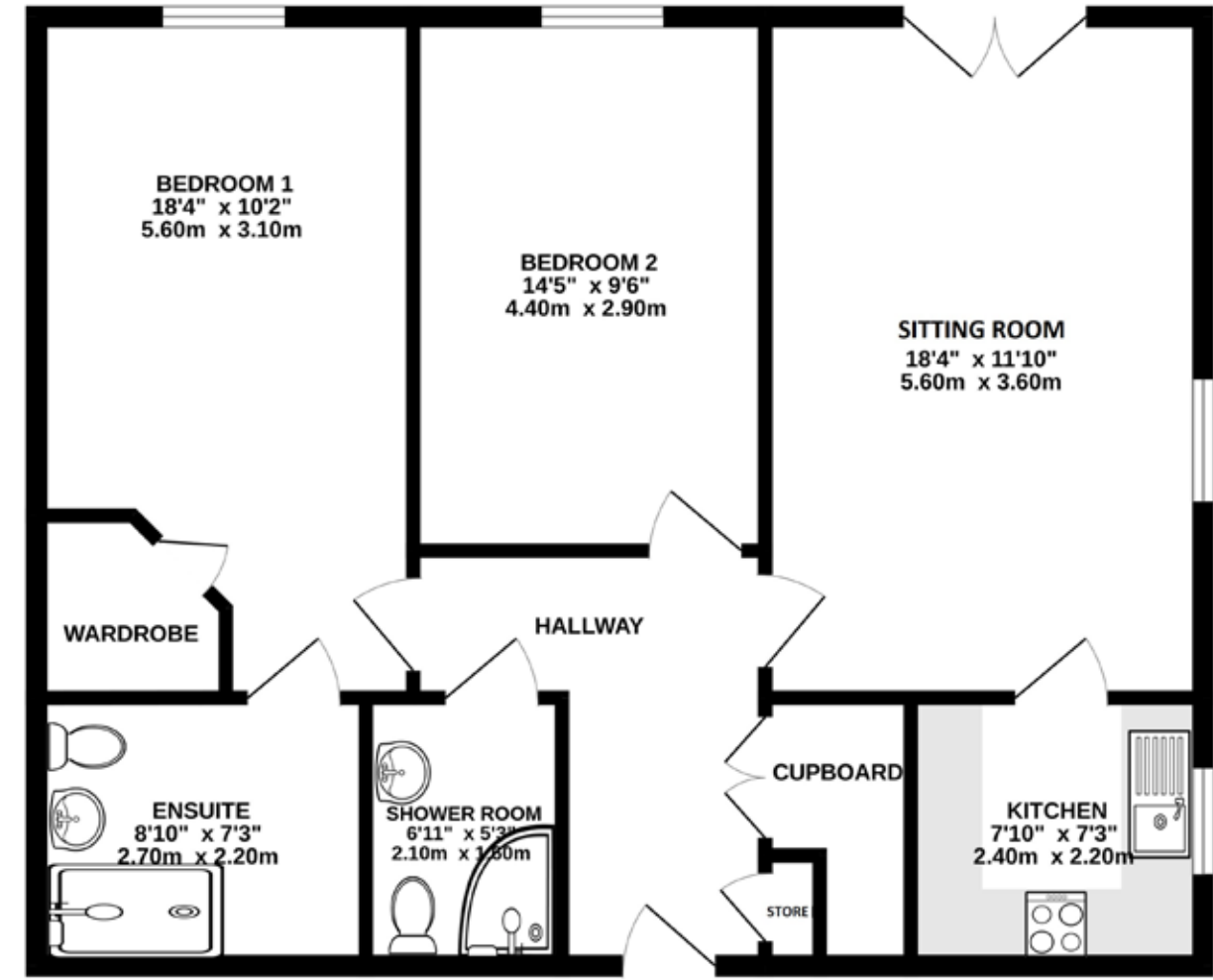
McCarthy & Stone have an excellent reputation for making life as easy and relaxing as possible for their residents. They have created a rooftop terrace and residents' lounge where social activities often take place and which, on quieter days, makes for a relaxing area to sit and watch the stunning coastal sunsets. There is a house manager along with a 24-hour emergency call system. Another excellent feature is a separate guest suite which can be booked to enable friends and family to stay in the comfort of their own private room.

With no onward chain, Apartment 28 is ready to move your furniture into and start enjoying life in this beautiful spot on the north Norfolk coast.

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THIRD FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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. 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



View from Hamon Court roof terrace

“There are wonderful views and beautiful sunsets to be enjoyed from the roof terrace...”

SOWERBYS



SERVICES CONNECTED

Mains electricity, water and drainage. Electric central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 8409-5914-3939-8607-4233

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. The remaining lease is over 991 years, with an annual ground rent of £495 (review date January 2031). There is a current annual service charge of £4,044.

LOCATION

What3words:///messaging.humble.proud

AGENT'S NOTE

The property is for over 60s only with a joint age restriction of 55. Pets may be allowed with prior permission. For further details of the lease please contact Sowerbys. Please note that some images have been virtually staged.

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.

SOWERBYS



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