



THE STORY OF

9 Ashley Gardens

Old Hunstanton, Norfolk

SOWERBYS



S

9 Ashley Gardens

Hamilton Road West, Old Hunstanton, Norfolk
PE36 6NX

●
Ground Floor Apartment Close to the Beach

Open-Plan Living

Two Bedrooms and Family Bathroom

Private Parking

●
Situated on a Private Road

You've dipped your toes in the sea, walked the sandy dunes and stopped for a drink at your timeless coastal pub. Once you've finished enjoying some of Old Hunstanton's most popular past-times, head back to maybe its best kept secret – Ashley Gardens.

Located down a private road in the heart of the village, it offers a sense of seclusion in this popular seaside village and quite possibly, the ideal lock-up and leave. With its delightful communal gardens, the approach to number 9 feels warm and welcoming.

Inside, there is a modern layout with an open-plan kitchen/family room with a large picture window overlooking the gardens. This home has two good-sized bedrooms

to the rear of the property and the principal has built-in storage – ideal to keep those summer clothes tucked away for the perfect beach day. The home is finished with a light and airy bathroom, fitted with a modern white suite.

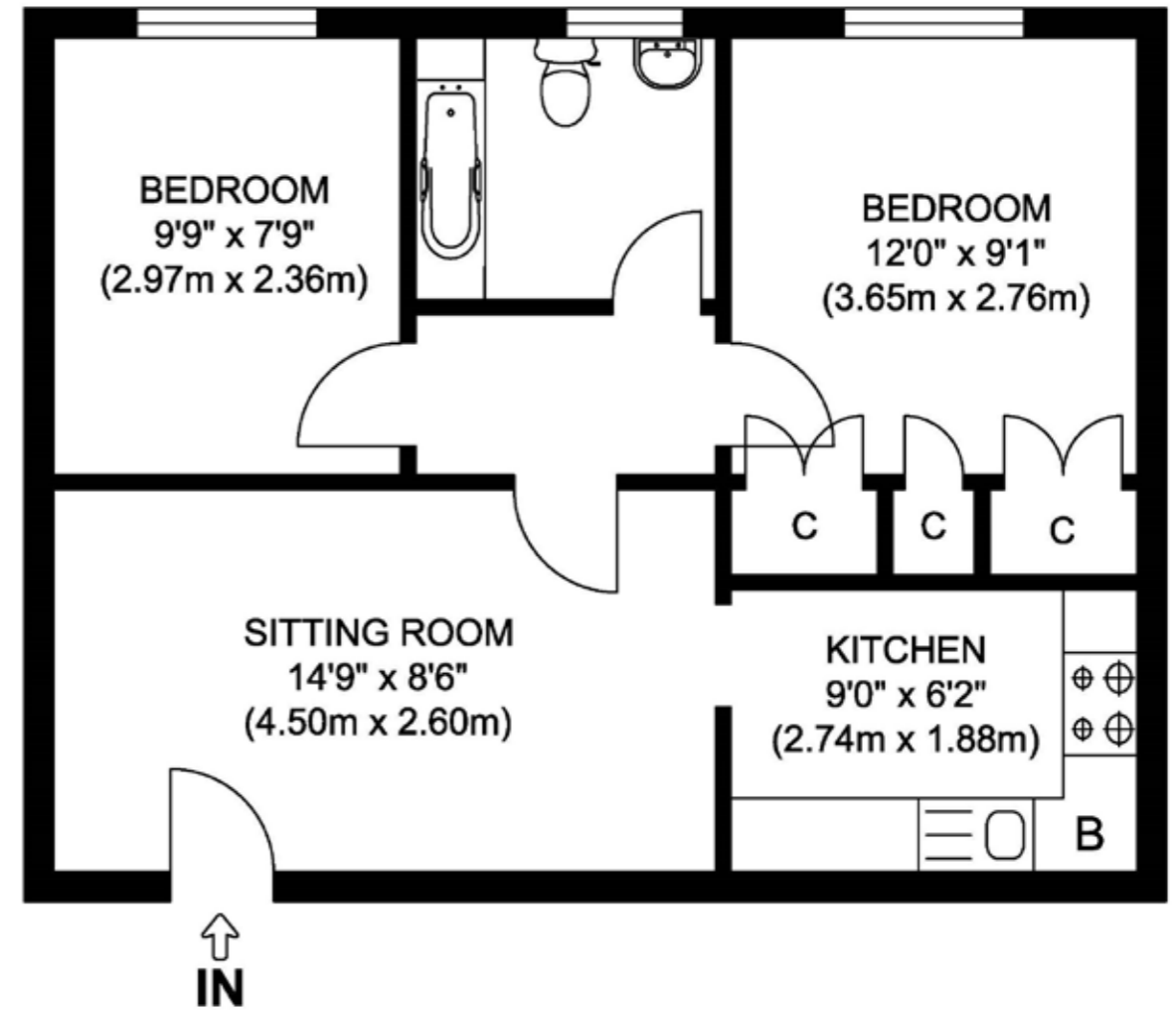
The property sits overlooking the communal gardens a private oasis in the middle of a bustling coastal village. With the addition of private parking makes this the perfect lock up and leave.

Feel hidden away in a bustling coastal village with 9 Ashley Gardens. With its private parking, come and go as you please, holiday to your heart's content and enjoy some days out in Norfolk's other beauty spots.

SOWERBYS HUNSTANTON OFFICE

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TOTAL APPROX. FLOOR AREA OF HOUSE 449.17 SQ.FT. (41.73 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

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.



Note from the Vendor



The sunset over Old Hunstanton beach.

“It has been our holiday home for over a decade, it is a hidden gem in Old Hunstanton being close to the beach.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

C. Ref:- 7000-9634-0222-8092-5773

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. 125 years from 1st November 2003.

LOCATION

What3words: ///biggest.cocktail.according

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