



THE STORY OF

The Garden Flat

Hunstanton, Norfolk

SOWERBYS



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The Garden Flat

Britannia House, 1 Cliff Terrace, Hunstanton, Norfolk
PE36 6DY

Flat with Sea Views from Lounge and Bedroom

Two Large Bedrooms

Surprisingly Spacious

Walled Garden

Off-Street Parking and Outside Store Area

Ideal Permanent Home, Holiday Home
or Investment Opportunity

Rarely can one enjoy the luxury of sitting in their own garden right on the glorious seafront of Hunstanton. However, being one of the only Victorian flats on the seafront with a garden, this is exactly what The Garden Flat offers. It also has attractive sea views from the lounge and bedroom.

Accessed through a private door, The Garden Flat is situated on the seafront and immediately impresses with its spaciousness, especially the lounge and principal bedroom that overlook the garden and offer sea views. Additionally, there is a second generously sized bedroom and a family bathroom.

Towards the rear of the property, the kitchen has direct access out to a covered area, perfect for storing water sports equipment. The off-street parking is shared with the other apartments and located at the rear of the property.

The garden is the true gem of this property, boasting many mature shrubs and flowers. Its beautiful original carrstone wall, a traditional local material, adds to its charm.

This property is ideal for those seeking a permanent or holiday home close to local amenities and with the seafront on their doorstep, providing a perfect getaway from the hustle and bustle of everyday life. The Garden Flat would also make an ideal long term letting investment.

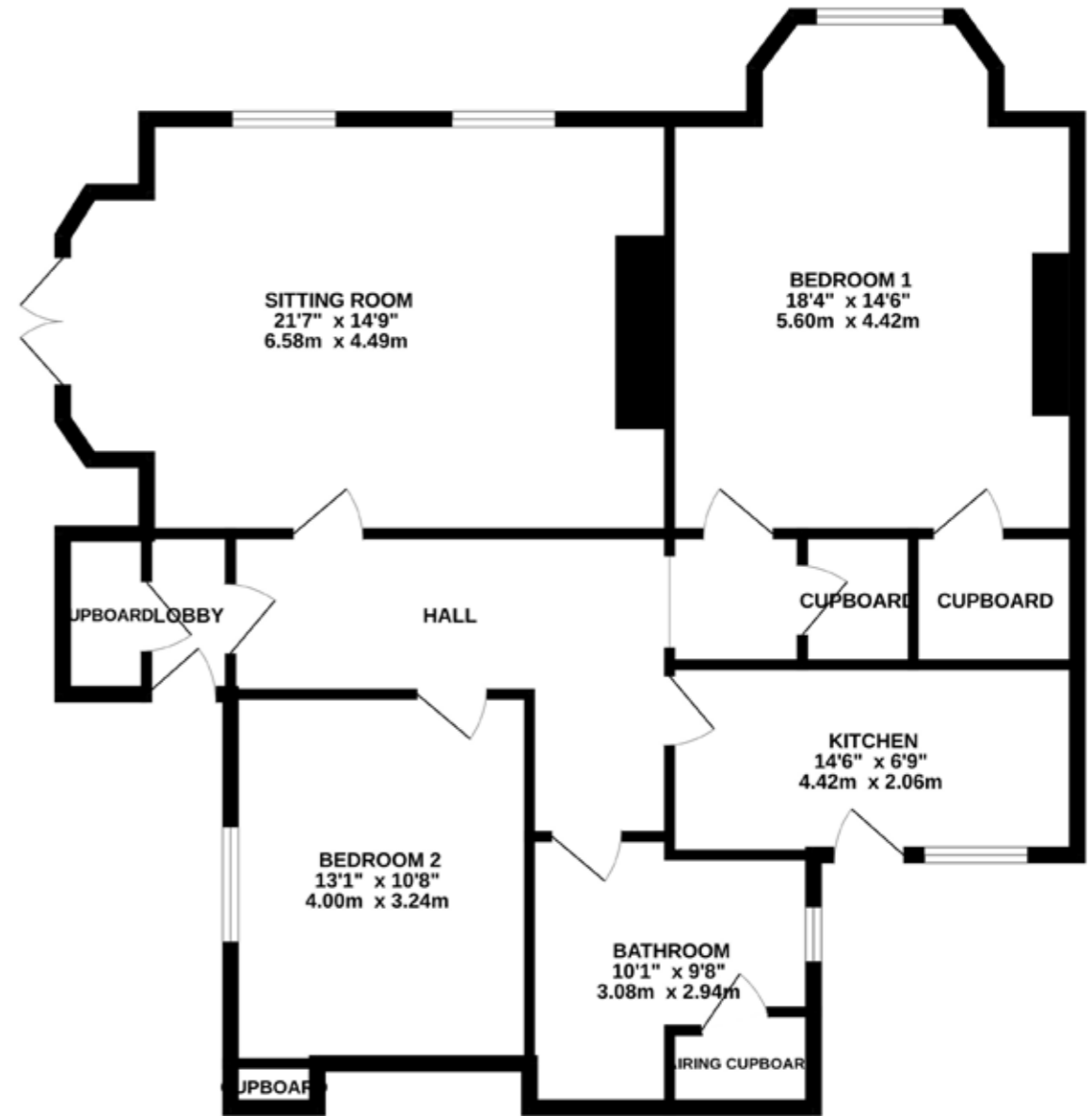
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GROUND FLOOR



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.

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 walled garden with sea views beyond.

“The property boasts a walled front garden, which is such a rarity among flats.”

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SERVICES CONNECTED

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

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

C. Ref:- 8454-6622-5719-9321-3902

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.

LOCATION

What3words: ///months.warm.gifted

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