



Apartment 7, Connaught House
Hunstanton | Norfolk | PE36 6DU

TOP FLOOR FLAT WITH SEA VIEWS



Fine & Country are delighted to present to the market this two-bedroom top floor apartment situated in a prestigious Victorian building comprising 7 apartments. This apartment is situated in an exceptionally sought-after position, in the heart of the Victorian Seaside Town of Hunstanton, with arguably some of the best views across The Wash. The property is located within easy walking distance of the beach front and the town centre which is serviced by a plethora of amenities.







- Superbly located Two-Bedroom top floor Apartment with lift access
- Stunning Sea views across The Wash
- Spacious Master Bedroom with superb views
- Modern Kitchen/Breakfast Room
- Exceptionally light and well proportioned rooms
- Formed within an elegant Victorian building
- Off Road Parking
- Accommodation extends to: 820 sq.ft
- NO ONWARD CHAIN
- Energy Rating C

A Tale to Tell

It's not often you come across a top-floor property with views as impressive as these, which is why this flat is a space worth paying attention to. You can enjoy incredible sea views from various locations throughout the flat, instantly transporting you to a tranquil and tropical oasis. What could be better than waking up in the morning, gazing out from the master bedroom window and seeing a breath-taking view? You really can see for miles, and it's a view that keeps on giving. The current owner has owned the property for four years, and they have put a lot of time into ensuring that it's a modern and stylish place to live. There is a sense of elegance and style throughout. As you go from room to room, you will notice just how spacious this home is, and it's not lacking in any way.

There is a lot to love about this property, and the current owner will be sad to say goodbye, especially to what they class as "the best sunset through the front window", which they regularly enjoy whilst relaxing, with the sun glistening on the table. They even went as far as to call the sunsets "spellbinding", which is not something many homes can boast. Whether unwinding after a long day at the office or waking up to enjoy the weekend, direct access to sunsets and incredible views is a rarity worth embracing.

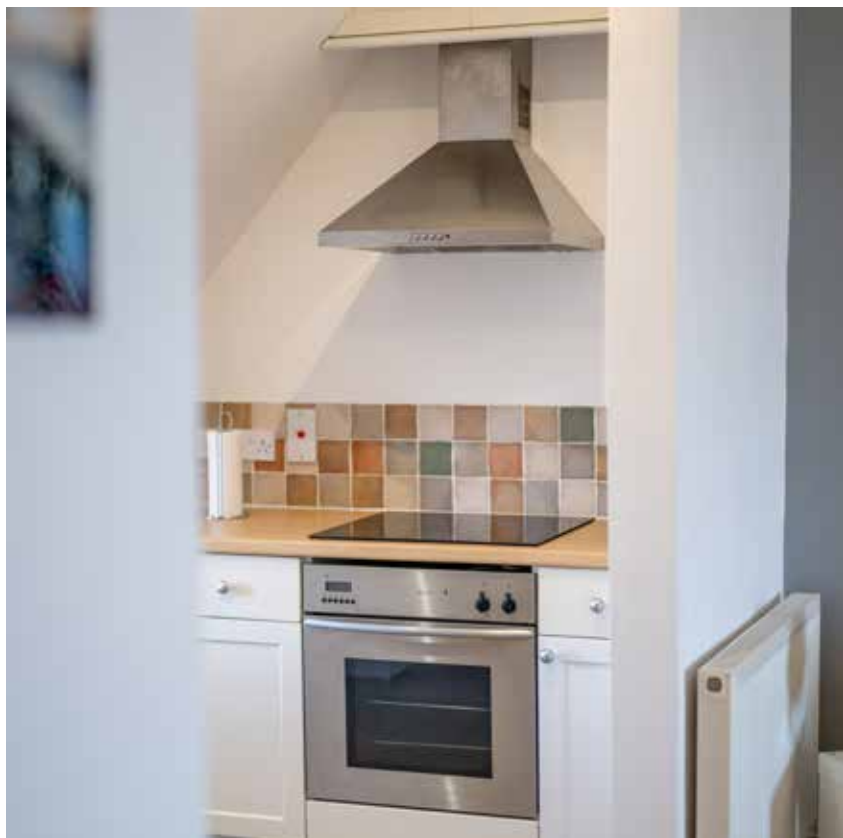
Friendly and Fun

The sitting room is undoubtedly the hub of the home, and it's a space that's equally equipped for cooking as it is for socialising, relaxing and entertaining. Thanks to the open-plan design, the entire space flows well and can be used in many ways. The flat also has two bedrooms; one beautiful and spacious master bedroom and one welcoming and cosy single bedroom. Both of these spaces are contemporary, comfortable and relaxing places to unwind. The current owner says that "tranquillity personified" is the perfect phrase to describe the flat, as it's such a relaxing and peaceful living space.

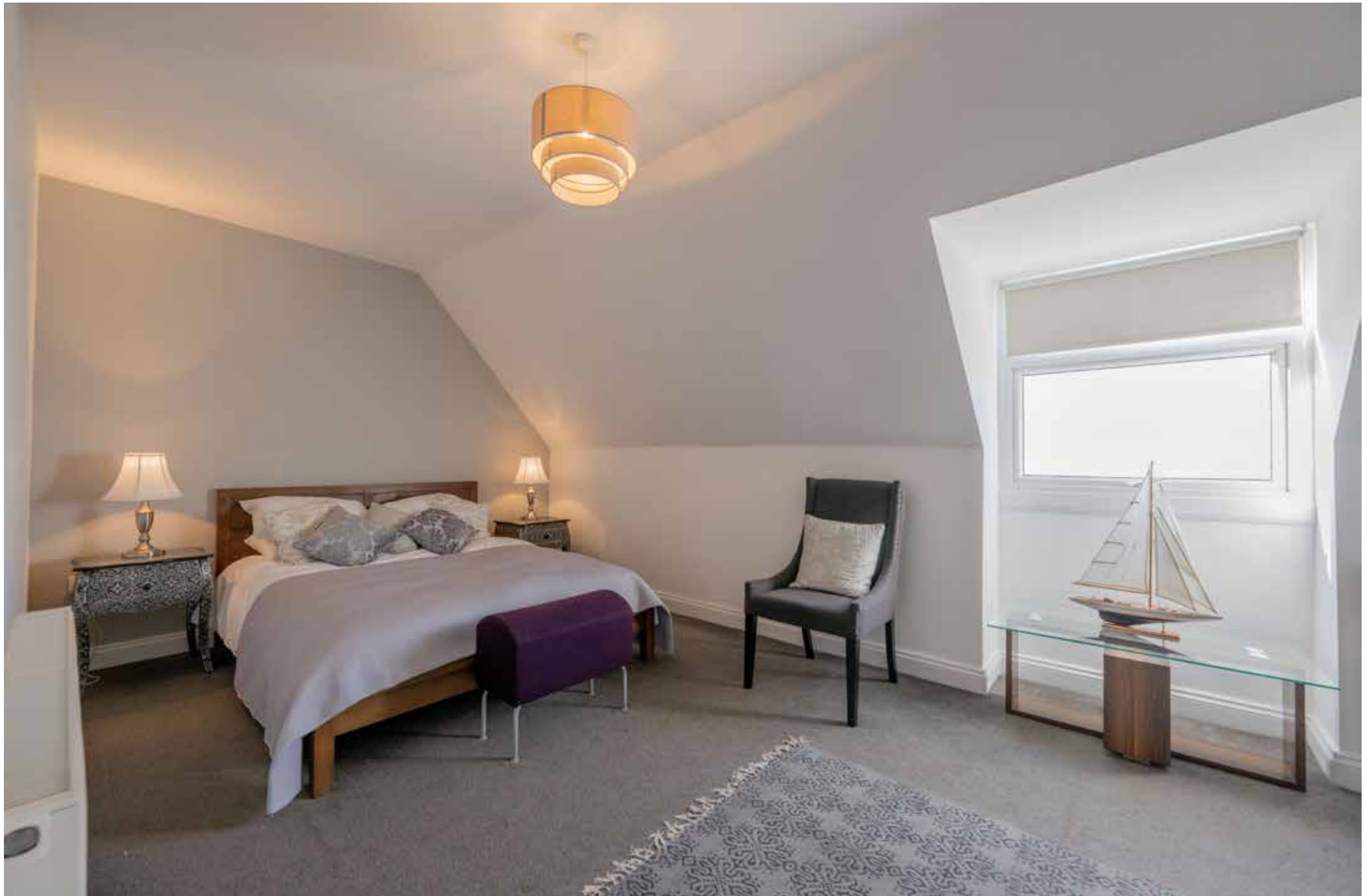
The kitchen is a key part of the open-plan space and doesn't disappoint. Though somewhat compact, it's fully equipped and well-designed. It's an area that's easy to utilise, regardless of whether you are a keen cook or professional baker or prefer to whip up a ready meal quickly after work. Elsewhere, there is a modern and functional bathroom. Though small, the bathroom still feels like a spacious and functional room.

Attention to Detail

There is a lot to love about the location of this top-floor flat, especially the proximity to the beach. Within minutes, you can enjoy some of the area's most beautiful coastline, which spans far and wide. As the beach is vast, it's rarely crowded, and it's the ideal place for a coastal escape. There is a real sense of exclusivity and having the beach to yourself. When you exit the property, you will realise how close you are to the town and its many amenities. You won't struggle to stock up on the essentials, nor will you get bored of the wonderful local shops and restaurants available. It's also close to many coastal villages, which provide quaint streets to explore and a real community feel.





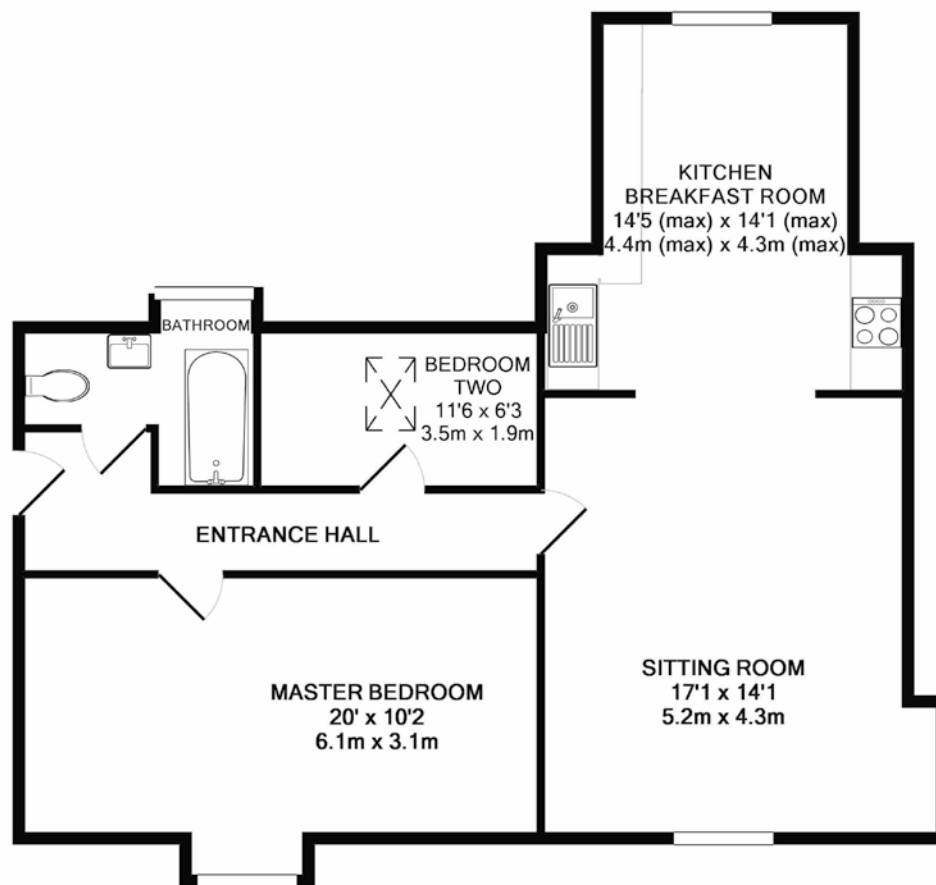












TOTAL APPROX. FLOOR AREA 820 SQ.FT. (76.1 SQ.M.)

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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





On Your Doorstep...

Hunstanton is a coastal town and resort facing the Wash. It is unusual because you can see a sunset over the sea, being the only town on the east coast that faces west. There is a long, sandy beach and it is famous for its striped cliffs. There are two supermarkets, a selection of schools (primary and secondary) and a range of shops. For the golfers there is the superb championship golf course - Hunstanton Golf Club and nearby The Royal West Norfolk Golf Club at Brancaster. The Sandringham Estate is a short distance away with its Country House and walks through Sandringham Woods.

How Far Is It To?...

For those who want to access Kings Lynn town centre and Railway Station, both can be found within 18 miles. Prestigious Burnham Market is within 12 miles and Wells-next-the-Sea is within 17 miles. To experience the sights and shopping of the fine City of Norwich, the heart of the City is approximately 45 miles away.

Services and District Council

GFCH, Mains - Water & Drainage
Kings Lynn and West Norfolk Borough Council

Tenure

Leasehold
999 year lease as from October 1976
Owners of the 4 apartments own the Freehold (25% of the building) The Management Co. is made up of all 4 Freeholders
Freehold Title for Elizabeth House: NK277369 Service Charge: £900 p.a.
Leasehold Title for Connaught House: NK308888 Service Charge: £1,008 p.a.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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THE FINE & COUNTRY
FOUNDATION

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