



THE STORY OF

Flat 2

*The Old Vicarage Apartments,
Hunstanton, Norfolk*

SOWERBYS



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Flat 2

The Old Vicarage Apartments, 10 Northgate, Hunstanton, Norfolk
PE36 6DG



No Onwards Chain

Spacious Accommodation

Two Double Bedrooms

Sea Views

Parking for Two Vehicles and Garden Space with Shed

Town Centre Location



This fine apartment boasts a prime location in the heart of Hunstanton's town centre and enjoys spacious Victorian proportions and period features. The apartment offers the convenience of low maintenance living and is situated next to the High Street.

Nestled on the first floor of this attractive historic building, the apartment features a characterful turret style window with sea views, large square rooms, sash style windows and high ceilings. The entrance hall is impressive in size and could easily accommodate a home office or reading area, with all the rooms branching from this space.

The lounge is flooded with natural light from the dual aspect windows and there is even an impressive sea view from the turret window

that enjoys amazing sunsets over the sea. The kitchen is a great room to socialise in whilst cooking, with space for a large table. The kitchen houses a modern gas boiler with ample cupboard space,

The principal bedroom benefits from the same ample proportions found elsewhere in the property and includes built-in wardrobes, while the second bedroom, located to the back of the property, is equally spacious. The family bathroom completes the accommodation.

Outside, there is a spacious gravel car park with two allocated parking spaces as well as a small grassy garden with a shed that is shared with another apartment, all in the presence of the impressive Hunstanton church.

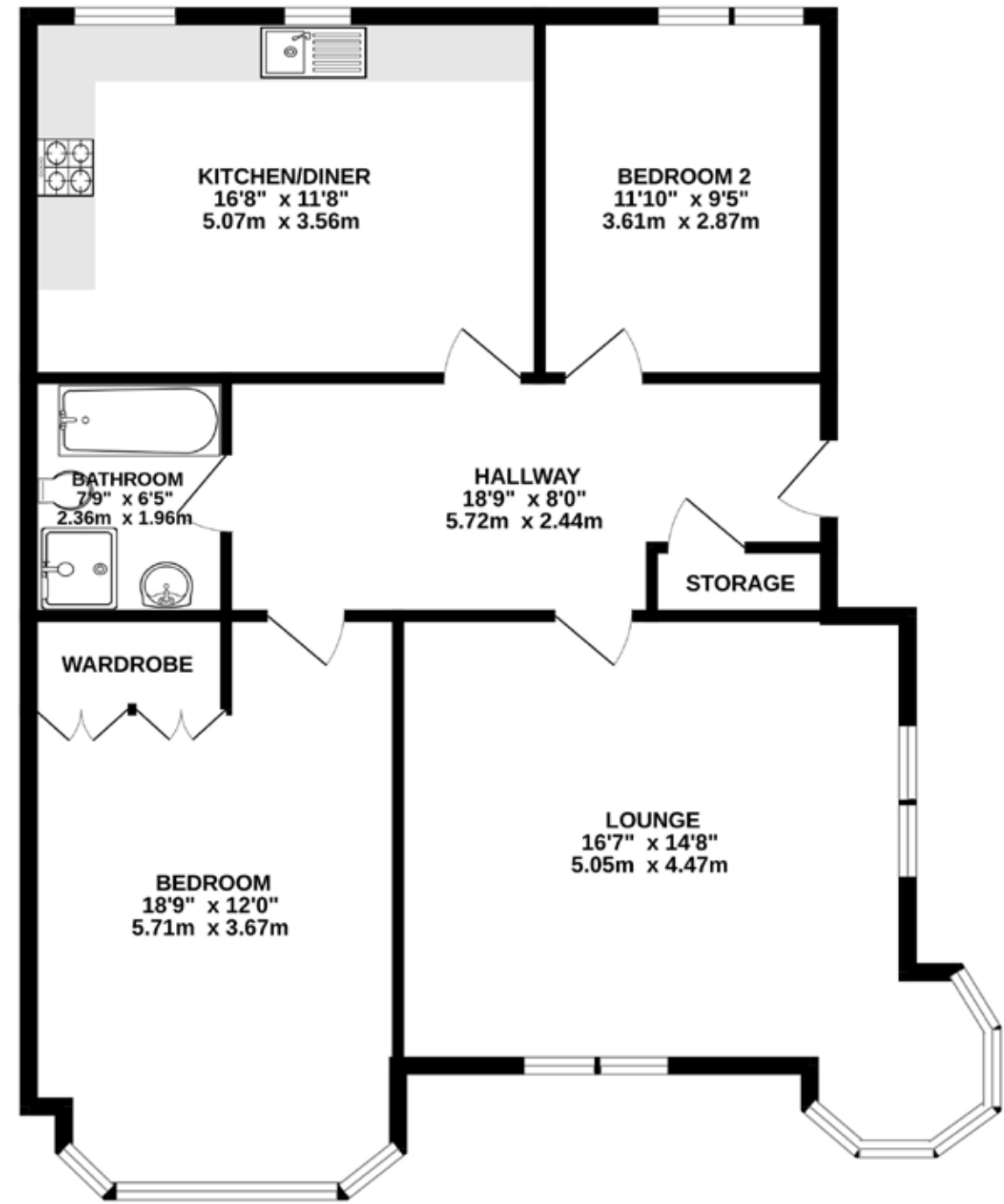
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FIRST FLOOR
993 sq.ft. (92.3 sq.m.) approx.



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.

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



Hunstanton beach.

“A morning walk along the beach is pure bliss and just on your doorstep.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0936-2847-7870-9195-1511

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

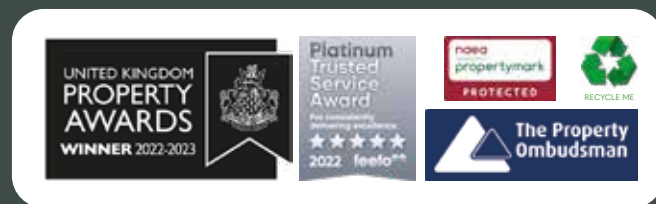
Share of Freehold. Buildings insurance policy approx. £1000 per annum, shared three ways.

LOCATION

What3words: ///gifted.commuted.giggles

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