



THE STORY OF

# Flat 15, Garden House

*Hunstanton, Norfolk*

**SOWERBYS**



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# Flat 15, Garden House

Boston Square, Hunstanton,  
PE36 6DU

●  
Second Floor Apartment

Two Double Bedrooms

Shower Room

Popular Coastal Town Location

Stunning Sunset Views

Off Road Parking  
●

Few coastal towns boast both history and a thriving community like Hunstanton does. A stroll along the cliff tops and past Boston Square Gardens, reveals a lineage of converted Victorian apartments enjoying not only a prime location, but also stunning sea views.

Flat 15, The Garden House is located on the second floor of the converted building and has the added bonus of a fully working lift - a rare feature for the area. Being on the second floor, the position takes full advantage of the stunning views, not only of the sea with west-facing sunsets, but also over to Boston Square, a haven for wildlife with a selection of evergreen and flowering

shrubs, and a lovely spot to relax and soak in the outdoor ambiance.

Accommodation consists of two double bedrooms, with the current owners cleverly using the large principal bedroom as a separate reception room. Double doors from the kitchen open through to the sitting room creating an open-plan space to enjoy, but can also be closed off whilst cooking, and finally a shower room completes the accommodation.

There is a well-maintained communal entrance hall with entry phone system, and outside is a large car park with a gated entrance, where there is ample space for both owners and visitors.

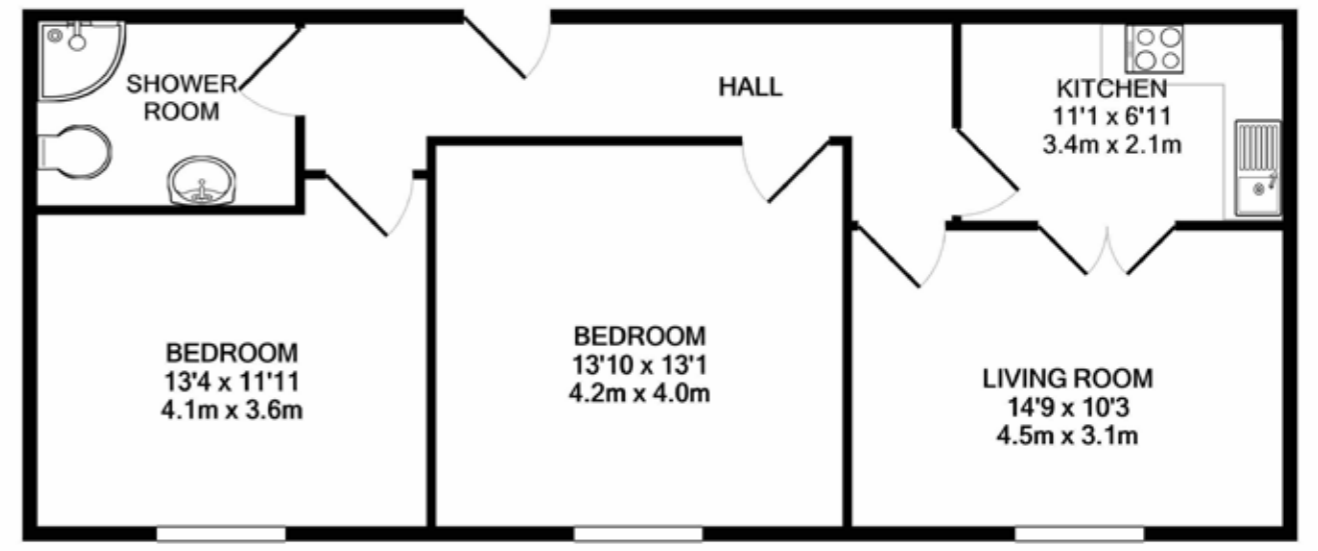
**SOWERBYS HUNSTANTON OFFICE**

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Hunstanton Beach



TOTAL APPROX. FLOOR AREA 721 SQ.FT. (67.0 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

# 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 Sunset

"... takes full advantage of the stunning views, not only of the sea with west-facing sunsets, but also over to Boston Square."

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## SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric night storage heaters.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

D. Ref:- 8503-7827-5060-9027-3926

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 with approximately 102 years remaining on the lease. There is a combined annual service charge and ground rent of £886.00 per annum.

## LOCATION

What3words: ///

## AGENT'S NOTE

No pets are allowed. Minimum let term is 6 months.

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# SOWERBYS



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