



7 Marine Court  
Hunstanton | Norfolk | PE36 6EF

# AN ELEGANT APARTMENT WITH SEA VIEWS



With a setting in Hunstanton, a first-floor seafront flat offering the most stunning views of the sea from within the grandeur of a former Victorian convalescent home. Offering features such as the original open fireplaces and high ceilings, the flat comprises two double bedrooms (one with an en suite and a walk-in wardrobe), galley kitchen, family bathroom and a large sitting/dining room which opens out onto a sun deck. The interior is beautifully presented throughout with a recently modernised bathroom. Located above the famous red and white striped Hunstanton cliffs, the flat is only a short walk from the beach and has the use of communal gardens and also the benefit of off-street parking for one vehicle. A fantastic opportunity to acquire a weekend retreat in an amazing location



# KEY FEATURES

- Beautifully presented 1st Floor Apartment in popular North Norfolk town
- Superb Sea views with stunning sun sets over the Ocean
- Generous accommodation with Sitting Room/Dining Room and Sun Deck
- Two Bedrooms (master with En-Suite) and Bathroom
- Parking, plus ample offsite visitor parking
- Total Accommodation extends to 1154sq.ft
- Energy Rating C

## Amazing Property with a Unique History

"We purchased the flat seven years ago," the present owners said, "It was a former Victorian convalescent hospital built with no consideration of cost. We were attracted to it as it's an imposing building with large rooms and a mass of light, and there are phenomenal views from most rooms where the setting sun can be watched with a glass of your favourite, and you can unwind and completely relax."

"We've updated the bathroom and installed heating controls via apps to ensure that the flat is toasty when visiting on winter weekends." Asked about their favourite spaces at the property, the owners said, "The sun terrace is the favourite place to unwind and enjoy your fish and chips!"

And what do they consider makes it so special? "The size and light within the flat sets it apart from more modern buildings with their space-conscious repetitive design. We know the new owners will enjoy the property as much as we have but, oh, we will miss the sun lounge and views!"

## Glorious Gardens

The communal garden areas to the front and rear of the building are well kept and a pleasure to spend time in. As the owners said, "A tranquil oasis to find a quiet spot and place your sun lounger and enjoy."

## Out and Around

"Whether it is a bustling summers day with people enjoying the sun and fabulous beaches, or a quiet winter stroll on the beach when the air is fresh and you collect your thoughts, this is the place where I find calm away from the hustle and bustle of your day today – a place to truly unwind," the present owners said.





# KEY FEATURES

The Victorian seaside town of Hunstanton is a fantastic location for all ages with a wonderful beach, amusements, bowling, a fun fair, beautiful gardens, pitch and putt, leisurely walks and numerous places to eat. Hunstanton is renowned for its magnificent sunsets along with its striped cliffs and long sandy beach. Amenities in the town are varied and comprise a variety of eateries; from cafes, a vintage tea shop, fish and chip shops, to a selection of pubs and restaurants.

There is a theatre, supermarkets, health centre and dentist, along with schooling for all ages both state and private including The Glebe preparatory school in Hunstanton and, further along the coast at Holt, Gresham's School, which was founded in 1555. Hunstanton lies approximately fifteen miles north of the principal West Norfolk town of King's Lynn, and is a short drive away from the outstanding north Norfolk coastal villages.















# INFORMATION

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## 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, District Council

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

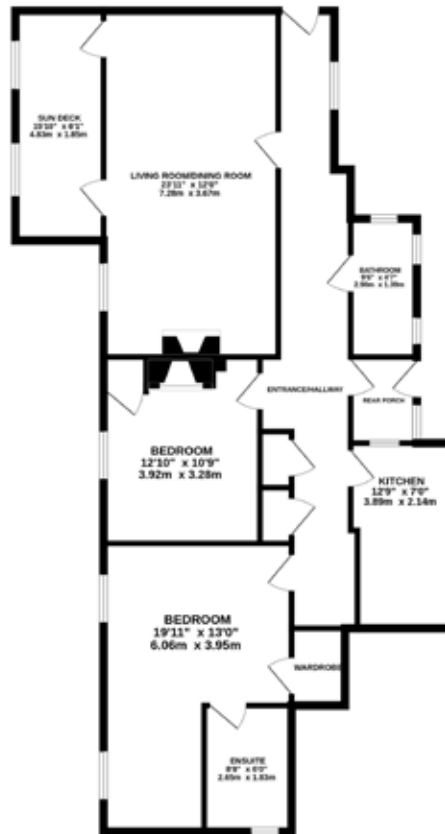
## Tenure

Leasehold A 999 year lease was demised in Sept 1982  
Service Charge 2023/24 £2767.81 (which includes insurance contribution)

## Agents Notes

Covenants  
The Apartment can be let out on an AST but not holiday-let

GROUND FLOOR  
1154 sq.ft. (107.2 sq.m.) approx.



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

TOTAL FLOOR AREA: 1154 sq.ft. (107.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Agents notes: All measurements are approximate 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.



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