



THE STORY OF

14 Highcliffe Gardens

Hunstanton, Norfolk

SOWERBYS



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14 Highcliffe Gardens

Cliff Parade, Hunstanton, Norfolk
PE36 6QG



No Onward Chain

Two Double Bedrooms

Garage and Parking Space

New Carpets and Blinds

Modern Shower Room

West-Facing Balcony with Stunning Sea Views



Walking along the famous striped cliffs of Hunstanton you will glance up and see Highcliffe Gardens, the most recently built and a most popular apartment block in the local area. Number 14 is perfectly positioned on the first floor to maximise views out over the sea and to watch the world go by.

Stepping through the front door it is clear this has been a well looked after and loved home filled with many happy memories. The property is spacious, clean and is ready to move straight into. This much-loved family home has been

cared for with recent improvements, including new carpeting throughout, all rooms freshly decorated, a new shower room with a low tray installed, window blinds, and modern electric radiators, giving the property a fresh feel.

One of the most desirable things about 14 Highcliffe Gardens is the balcony overlooking the sea. You cannot help but be drawn to the mesmerising views and the ability to sit and relax with a glass of wine at your own home, whilst watching the sun set over the sea - one of the most relaxing things you might do.

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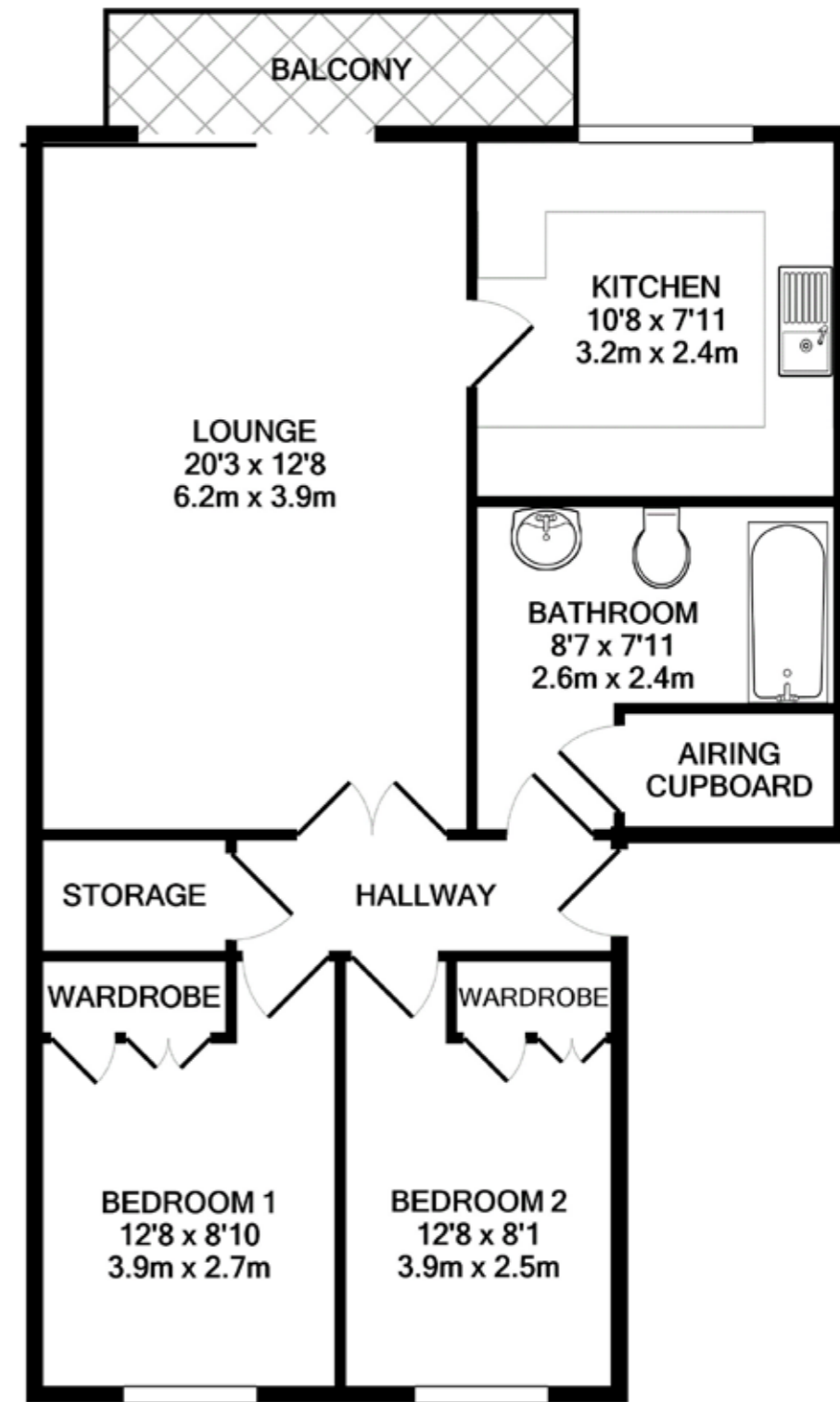
The accommodation consists of two double bedrooms - with built-in wardrobes, a light and airy lounge with sliding doors to the balcony, kitchen with an eye-level cooker and plenty of cupboard space, modern shower room, and a storage cupboard.



To the rear of the property is a spacious parking area with a single garage and parking space in front, perfect for storing boating equipment, bikes or even kites for the beach.



14 Highcliffe Gardens is ready to move straight into and will not disappoint any homeowner who wants to start relaxing and enjoying the beautiful North Norfolk coast.



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



“Imagine sitting out on the balcony, overlooking those wonderful sea views...”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heaters.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C.Ref:- 9476-3030-7201-4257-1200

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 with 101 years left on the lease.
£1,400 annual service charge. £200 annual ground rent.

LOCATION

What3words: ///romantics.downhill.keys

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