



THE STORY OF
9 Silfield Gardens

Hunstanton, Norfolk

SOWERBYS



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9 Silfield Gardens

Hunstanton, Norfolk,
PE36 5HF

Two Double Bedrooms

No Onward Chain

Rear Balcony with Distant Sea View

Modern Shower Room

Off Road Parking

Over 900 Years on Lease

Quietly tucked away in the heart of the vibrant north-west Norfolk town of Hunstanton is 9 Silfield Gardens - a first floor apartment which has been lovingly updated by our sellers.

The accommodation consists of two double bedrooms, with the main bedroom being surprisingly spacious, modern shower room, and an open-plan kitchen/sitting room with balcony.

Recent works have been carried out at the property to give a fresh, clean and comfortable look, which includes a new shower room and kitchen, freshly painted throughout, and modern UPVC windows.

Perhaps the gem of this property is the west facing balcony with a glimpse of the sea in distance, a perfect spot to soak in the afternoon sun or even have a glass of wine on a sunset evening.

SOWERBYS HUNSTANTON OFFICE

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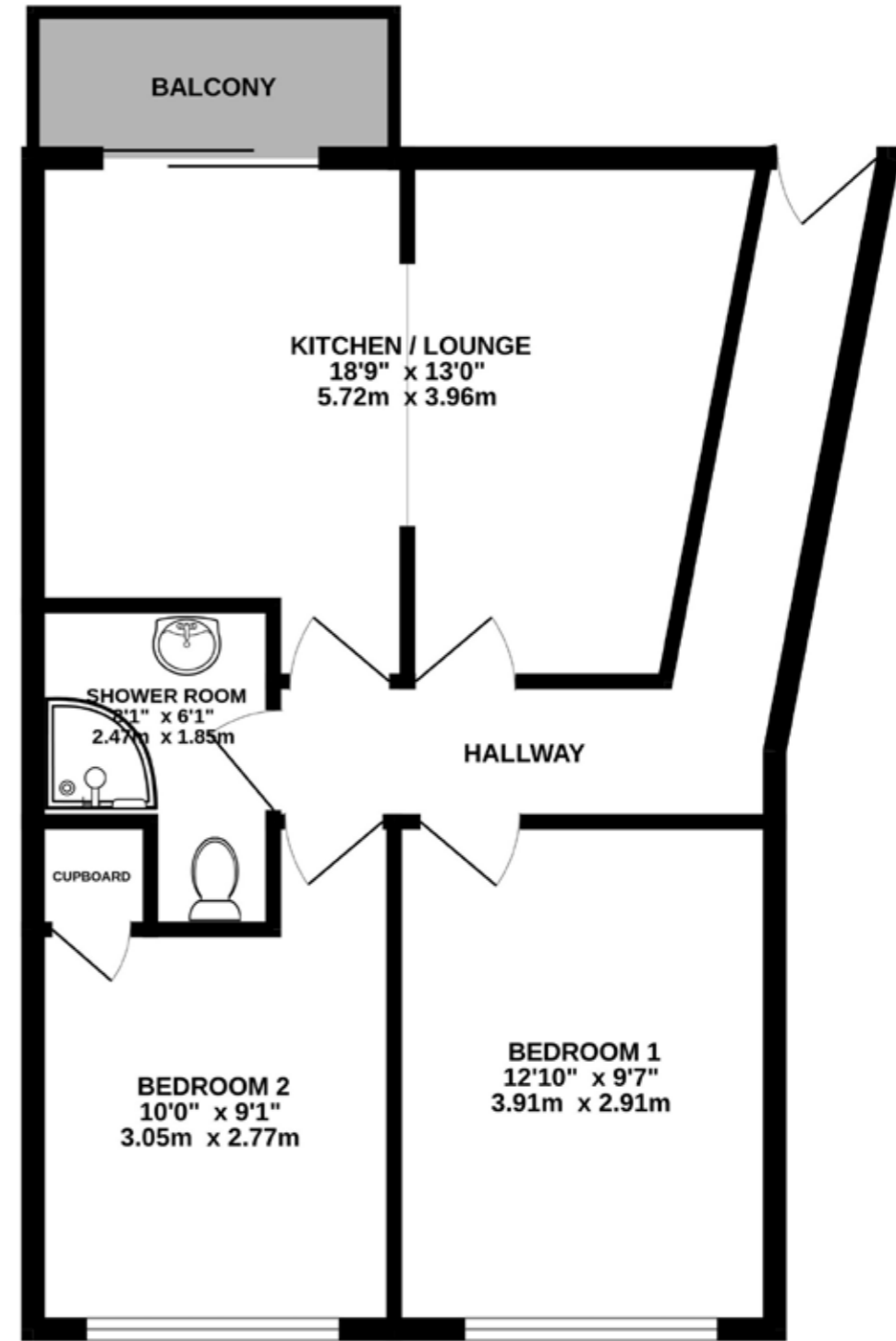
hunstanton@sowerbys.com

Outside there is a dedicated parking space, as well as a visitor's space for family and friends.

9 Silfield Gardens is a perfect lock up and leave, for a small family looking to be close to the lovely north-west Norfolk Coast, or even a retirement flat for a couple looking to downsize with all of the amenities on your doorstep.



FIRST FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.7 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.

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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 the Vendor



Hunstanton

“It's great being close to a variety of amenities, plus it's quiet, relaxing and friendly.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 8504-9006-7822-9997-8803

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 Share of Freehold. 960 Years remaining on the lease.

There is a service charge of £535.00 per annum.

LOCATION

What3words: ///confined.furniture.postcard

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