



THE STORY OF

Flat 5 Highcliffe Gardens

Hunstanton, Norfolk

SOWERBYS



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Flat 5 Highcliffe Gardens

Cliff Parade, Hunstanton,
PE36 6QG



Two Double Bedroom Flat with Balcony

No Onward Chain

Amazing Sunset Sea Views

Garage

Lift Within the Building

Close Proximity to Town Centre



Imagine waking up to the beautiful Norfolk coastline, 5 Highcliffe Gardens is positioned perfectly for such delights.

Highcliffe Gardens is the only purpose-built seafront apartment block which has both a balcony and a lift, making any of the apartments very desirable. Outside there is a car park with a single garage for each apartment.

The apartment is located on the second floor, which maximises the panoramic

views of the sea. Entering from the well-looked after hallway, the apartment consists of two double bedrooms to the left of the entrance hall, with both having handy built-in wardrobes and are served by a family bathroom.

A large storage cupboard situated in the hall way is ideal for storing beach paraphernalia. The spacious sitting room has plenty of space for a dining room table and is complemented by a fantastic balcony, where you can relax and watch the beautiful sunset.

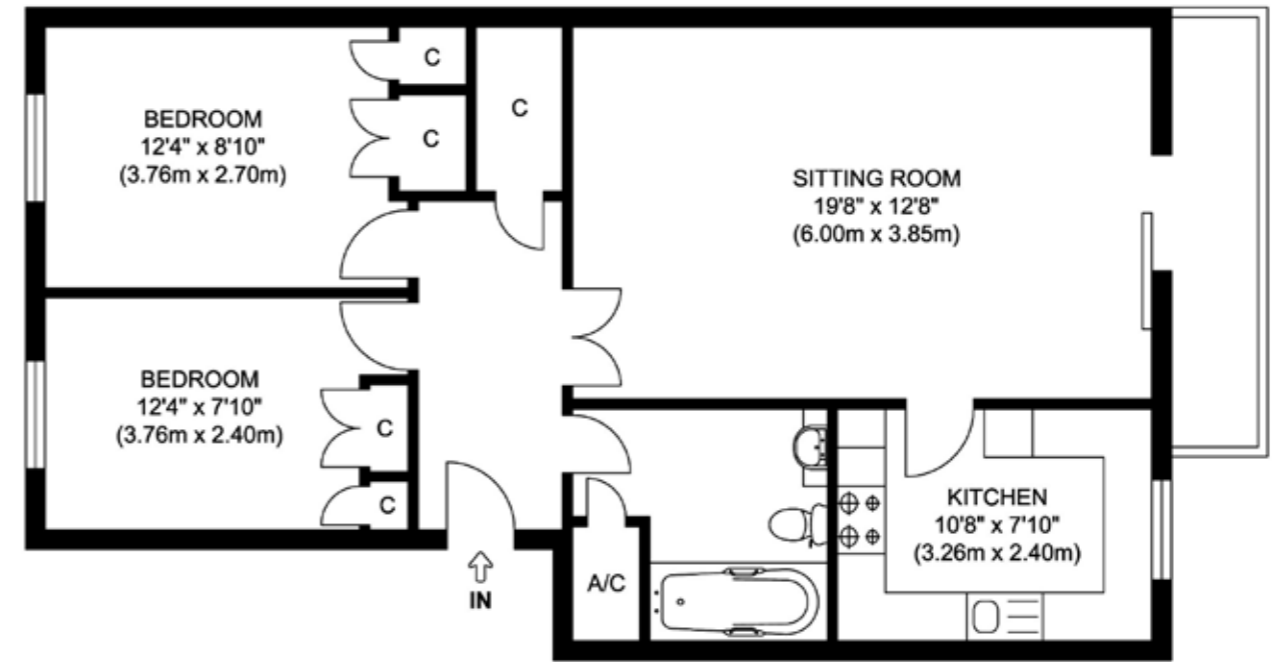
SOWERBYS HUNSTANTON OFFICE

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5 Highcliffe Gardens is ready for a new owner to put their own stamp on the property and makes for the ideal retirement flat or second home.

“It’s such a peaceful setting, right next to the beautiful coastline.”



TOTAL APPROX. FLOOR AREA OF HOUSE 715.69 SQ.FT. (66.49 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.

“The balcony is the perfect spot to sit and watch the sunset over the sea.”

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SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric storage heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 1917-1125-5000-0391-9292

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. 101 Years remaining on the lease. Service charge of approximately £1,400.00 per annum.

LOCATION

What3words: ///scream.bitter.prowling

AGENT'S NOTE

No sub letting. No pets.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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