



THE STORY OF

Flat 3, Seaview Heights

Hunstanton, Norfolk

SOWERBYS



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Flat 3, Seaview Heights

44C Cliff Parade, Hunstanton,
PE36 6EH

Two Bedroom Apartment with No Onward Chain

Immaculately Presented Holiday Let

Fully Furnished

Uninterrupted Sea Views

Private Gated Access and Allocated Parking

Lift in the Building

Wake up to hear the gentle sea breeze and waves slowly tumbling along the beach....

Located on the first floor with uninterrupted sunset sea views, and only a short stroll from the vibrant Seaside town of Hunstanton, Flat 3 Seaview Heights makes for the ideal bolt hole, holiday let or even retirement apartment by the seaside.

There is a lovely fresh feel with the property, which presents itself in immaculate order from top to bottom.

The property benefits from having an internal lift to the first floor, making it very accessible for everyone, as well as allowing holiday lets, a rare feature for the area which makes the property stand out even further.

Accommodation briefly consists of two double bedrooms, with the principal bedroom having an en-suite, well-equipped kitchen with built-in appliances, family bathroom and sitting room with Juliet style balcony, offering stunning sea views.

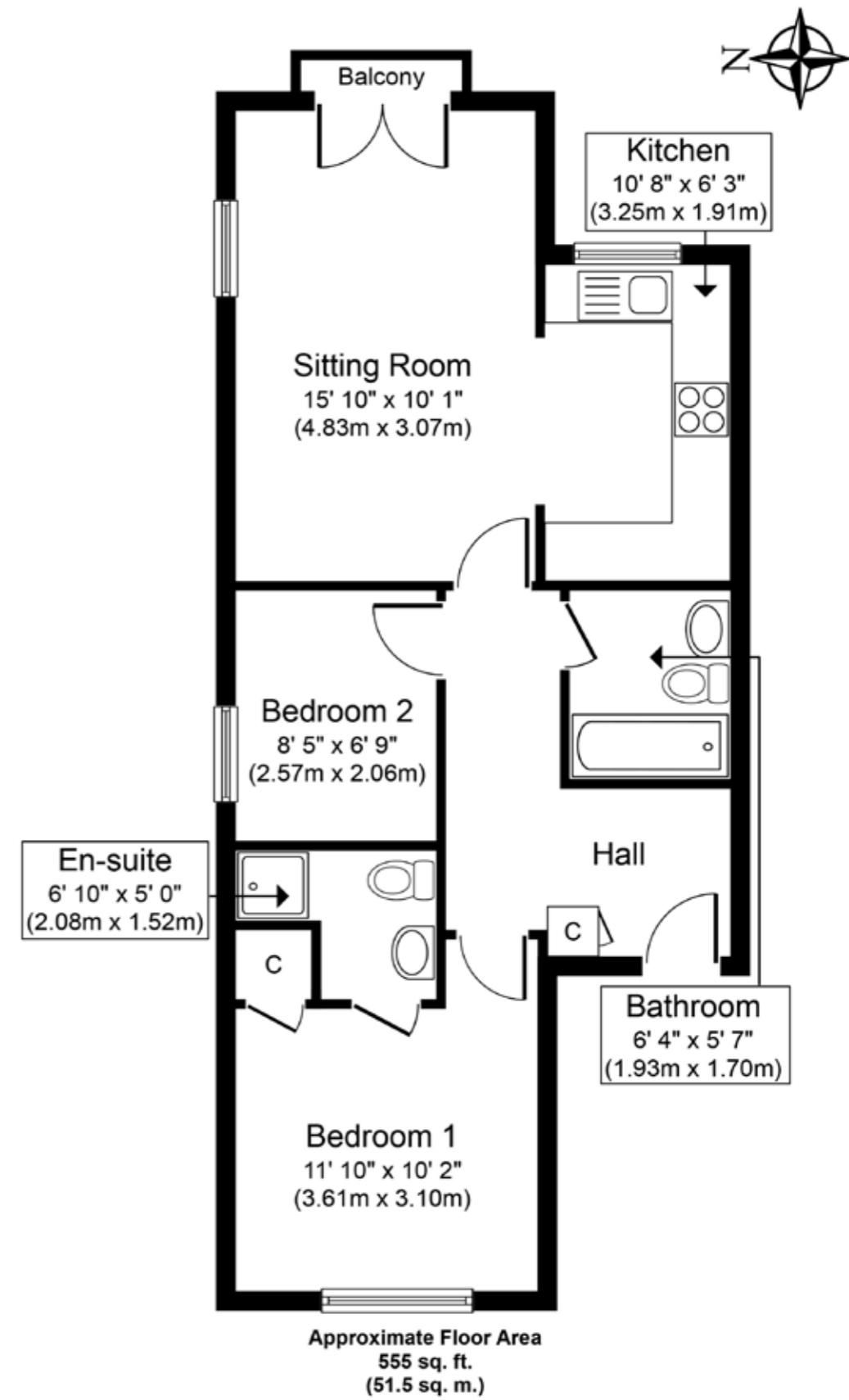
SOWERBYS HUNSTANTON OFFICE

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Outside there is a private gated access as well as an allocated parking space to the rear.

Flat 3 Seaview Heights comes with no onward chain and is the perfect property for someone to start using and enjoying straight away.



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



Sea Views

“Wake up and enjoy the beautiful views of the sea from your Juliet Balcony.”

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SERVICES CONNECTED

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

COUNCIL TAX

The property is currently un-banded due to being utilised as a holiday let.

ENERGY EFFICIENCY RATING

C. Ref:- 2448-1747-1016-2118-8672

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 987 years remaining on the lease.

There is an annual service charge of approximately £1,404.00

LOCATION

What3words: ///dairies.nimbly.intention

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