



THE STORY OF

1b Sandringham Grove

Old Hunstanton, Norfolk

SOWERBYS



- No Onward Chain
- Ground Floor Apartment
- Communal Garden
- Off-Street Parking
- Beautifully Presented Throughout
- Modern En-Suite and Family Bathroom
- Two Double Bedrooms
- Close Proximity to Beach and Pub
- Ideal Second or Retirement Home



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1b Sandringham Grove

Old Hunstanton, Norfolk
PE36 6GA

Presenting an exquisite ground floor apartment within the esteemed confines of a gated community, this property offers an unparalleled blend of sophistication and convenience, set against the backdrop of Old Hunstanton's captivating sand dunes and local amenities.

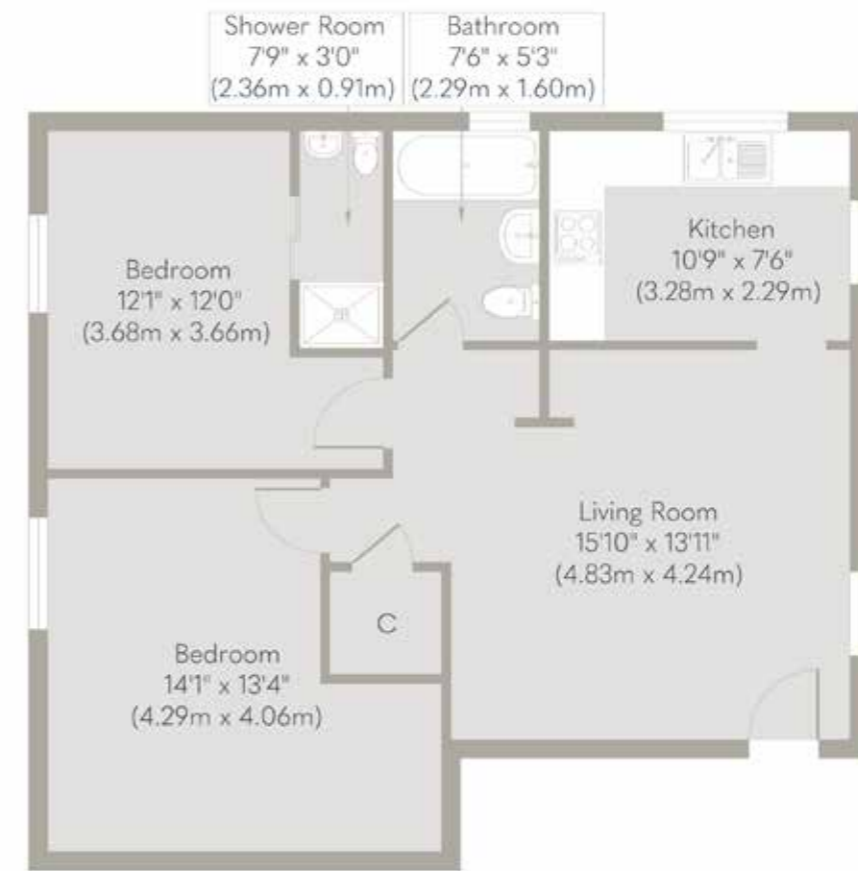
Step into a realm of refined living, where every detail has been meticulously curated to provide the utmost comfort and style. The heart of the home, an open-plan sitting room and kitchen, invites you to bask in its light-filled expanse, perfect for both intimate gatherings and relaxed evenings in.

Boasting two generously proportioned double bedrooms, including a principal bedroom with a newly appointed en-suite

shower room, this apartment epitomises luxury living. A well-appointed family bathroom adds to the allure, ensuring practicality and comfort for homeowners and guests alike.

Outside, the property has off-street parking, affording convenience and peace of mind. The communal garden offers a tranquil spot to retreat to in the evenings after a busy day at the beach.

Nestled mere moments from the sandy shores of Old Hunstanton beach, as well as the local pub and post office shop, this residence epitomises coastal living at its finest. Whether seeking a peaceful retirement haven or a second home by the sea, this property promises to cater to your every need.



Approximate Floor Area
680 sq. ft
(63.15 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

Old Hunstanton

IN NORFOLK
IS THE PLACE TO CALL HOME



It's easy to see why Old Hunstanton is so popular with holidaymakers and full time residents alike. Home to

some of the finest properties in the county, there's a wonderful mix of charming cottages, converted barns, and cool, contemporary homes.

Stroll along the top of the famous striped cliffs to take in the lighthouse and the ruins of St Edmunds chapel, built in the 13th century in memory of St Edmund who landed here in 855 to be crowned King of East Anglia.

Perhaps set off for a walk along the coastal path, and at the end of the day save your tired legs by getting the regular Coasthopper bus home.

Golfers are spoilt for choice, with the fantastic links course at Hunstanton Golf Club in the village, and Royal West Norfolk Golf Club's championship course just a few miles away at Brancaster.

After a busy day, relax at The Lodge or the Ancient Mariner, the two great pubs within the village, or treat yourself at Michelin starred The Neptune. For daily provisions there's an excellent village store and there's also a craft centre, wonderful for browsing.

Just the other side of the pine trees, dunes and beach huts you'll find the beautiful beach where days are spent playing on the golden sands and evenings are lit by incredible sunsets over the sea.



Note from the Vendor



Old Hunstanton Beach

“It’s cosy, warm and so near the beach for walks and the Beach Cafe. It’s also handy for very nearby restaurants and the village shop and Post Office.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 7106-3034-7209-3334-3204

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

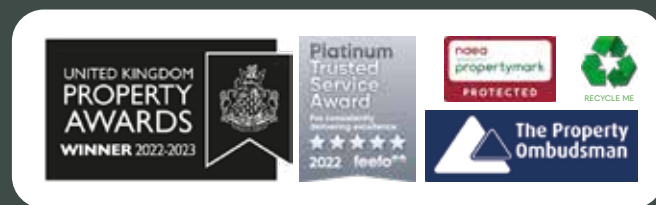
The property is leasehold, with a term of 987 years remaining. There is a peppercorn ground rent and an annual service charge of £1170. New owners will become a member of the management company 'Sandringham Grove Management Company Limited'

LOCATION

What3words: ///case.soulful.reflected

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.

SOWERBYS



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