



THE STORY OF

48c Church Street

Hunstanton, Norfolk

SOWERBYS



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48c Church Street

Hunstanton, Norfolk
PE36 5HD

No Onward Chain

Beautifully Presented One Bedroom Apartment

Pets Allowed

Off-Street Parking

Close to Beach and Town Centre

Sunny South-Facing Accommodation

Option to Purchase Furnished

A charming seaside retreat, 48c Church Street is nestled within a classic Victorian Gothic carrstone building. Extensively refurbished to the highest of standards, you'd be forgiven for thinking you were stepping into a new build.

The spacious kitchen/sitting room creates a warm and welcoming atmosphere for relaxation. Imagine unwinding in this cosy haven after a busy day exploring the delights of the North Norfolk coastline. The kitchen is well-equipped, with a dining area to the side, perfect for modern open-plan entertaining. A spacious double

bedroom is served by a modern family bathroom. With the apartment being south-facing, it's a bright space enjoying sun for much of the day.

Convenience is key with off-street parking available in the communal car park. Located in the heart of the town centre, this property offers accessibility to the beach and nearby shops, making errands and leisurely strolls a breeze. Whether you are seeking a permanent residence or a holiday retreat, this apartment presents a rare opportunity to embrace the coastal charm and vibrant energy of the local area.

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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



Sunset over Hunstanton beach.

“Sunny Hunny’ is famous for its incredible sunsets...”

SOWERBYS



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating with newly fitted boiler, heating system and plumbing. New fire alarm system and wireless internet connected. Extensively insulated and energy efficient.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

C. Ref:- 3200-8414-0322-8125-3743

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. Lease details to be confirmed. Please contact branch for further details.

LOCATION

What3words: ///eliminate.occurs.shuttle

AGENT'S NOTE

Option to purchase the apartment furnished.

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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