



Richmond House, Flat 2
Hunstanton | Norfolk | PE36 6DX

FINE & COUNTRY

VICTORIAN GRANDEUR AND STUNNING VIEWS



In a prime seafront location within a converted carrstone Victorian building in Hunstanton, this impeccably presented second floor flat offers breathtaking views of the sea and the Wash across the Esplanade Gardens and along the promenade to the town's famous red and white striped cliffs. Retaining period features including high ceilings and a bay window, the living space comprises a sitting room, a large kitchen diner and a family bathroom. The two bedrooms both face the sea with a balcony which runs across the front of both of them, with access via a glazed door from one of the bedrooms. The flat is within walking distance of the town centre, and there is a car parking space to the rear.



KEY FEATURES

- Immaculate and stunning two-bedroom flat in Hunstanton
- An imposing and attractive Victorian sea-front property
- Meticulous attention to period detail and quality throughout
- Possibly the best interrupted sea views in the area
- Wonderful bespoke built kitchen diner
- Two bedrooms, great sized sitting room and shower room
- Beautiful solid wood flooring throughout
- Car parking space to the rear

A Unique Flat

Asked what first attracted them to Richmond House, the owners said, "It was the imposing Victorian exterior and the fact it was on the sea front. The buildings along Cliff Parade stand like Victorian statues looking out to sea." The present owners have lived in their flat for twelve years during which time they have carried out a complete renovation and refurbishment. "It was built around 1875, and we wanted to bring it back, as much as it was practical to its original Victorian looks. The works were extensive and included rewiring, new oak flooring throughout, the installation of traditional Victorian paneled internal doors, eight-inch-high skirting and three-inch wide architrave. We also had traditional brass box locks and handles fitted to all doors, and traditional cast iron radiators installed in all the rooms."

"Other work to the flat included repairs to the original Victorian ceiling coving, and the bathroom was fitted with a Victorian Thomas Crapper suite. Under the new oak flooring we specified a 20mm thick cushion sound and heat protection barrier and 6mm rubber mat. New doubled-glazed windows were fitted throughout, as was a new entrance door to the flat and, similarly, a new door onto the balcony. Lastly, we had a new bespoke kitchen installed."

When asked about favourite spaces at their property, the owners said, "All the rooms have their own individual character. The lounge and the two bedrooms all face the sea, the cenotaph, and the Esplanade Gardens, with the second bedroom having a door onto the balcony, which runs the full length of the building. It's great for entertaining, watching the surfers performing their art or just watching the activities in Hunstanton Heritage Esplanade Gardens. Of course, not forgetting that you can just chill with a glass of wine and from any room on the front or on the balcony and watch the sun set. It's like watching a live performance of nature at its very best!"





KEY FEATURES

And asked what they will miss most after they have moved, they replied, “The views and the tranquillity of Richmond House. With confidence you can say the view from the front never has two days the same – and to be honest it can be said it changes by the minute as the sea tides change constantly.”

The Town

“Restaurants are many and in some lovely positions on the coast with some wonderful traditional seaside food,” the owners said. “Other destinations to enjoy are found nearby in Sandringham and Holkham, both only a small drive away. And there are miles and miles of beautiful sandy beaches to indulge in long walks.”

The Victorian seaside town of Hunstanton is a fantastic location for all ages with a wonderful beach, amusements, bowling, a fun fair, beautiful gardens, pitch and putt, leisurely walks and numerous places to eat. Hunstanton is renowned for its striped cliffs and long sandy beach. Amenities in the town are varied and comprise a variety of eateries; from cafes, a vintage tea shop, fish and chip shops, to a selection of pubs and restaurants. There is a theatre, supermarkets, health centre and dentist, along with schooling for all ages both state and private including The Glebe preparatory school in Hunstanton and, further along the coast at Holt, Gresham’s School, which was founded in 1555. Hunstanton lies approximately fifteen miles north of the principal West Norfolk town of King’s Lynn, and is a short drive away from the outstanding north Norfolk coastal villages









INFORMATION



On Your Doorstep...

Hunstanton is a coastal town and resort facing the Wash. It is unusual because you can see a sunset over the sea, being the only town on the east coast that faces west. There is a long, sandy beach and it is famous for its striped cliffs. There are two supermarkets, a selection of schools (primary and secondary) and a range of shops. For the golfers there is the superb championship golf course - Hunstanton Golf Club and nearby The Royal West Norfolk Golf Club at Brancaster. The Sandringham Estate is a short distance away with its Country House and walks through Sandringham Woods.

How Far Is It To?...

For those who want to access Kings Lynn town centre and Railway Station, both can be found within 18 miles. Prestigious Burnham Market is within 12 miles and Wells-next-the-Sea is within 17 miles. To experience the sights and shopping of the fine City of Norwich, the heart of the City is approximately 45 miles away.

Directions - Please Scan The QR Code Below

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///spotted.roadshow.pouces](https://www.spotted.roadshow.pouces.com/)

Services, District Council

GFCH, Mains Water & Drainage

Kings Lynn and West Norfolk Borough Council - Band B

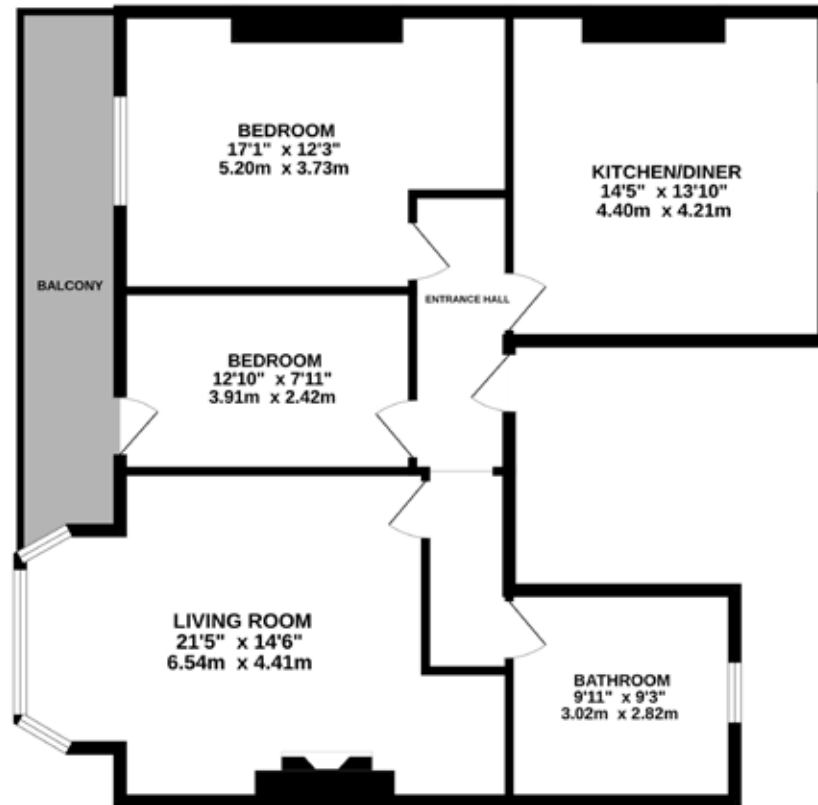
Leasehold - 153 years remaining as at 2024

Maintenance and Building Insurance around £80.00 per month

Covenants/Restrictions - No holiday lets or pets allowed



GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



TOTAL FLOOR AREA: 898 sq.ft. (83.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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