



Flat 1, 4 Cliff Parade  
Hunstanton | Norfolk | PE36 6DX

**FINE & COUNTRY**

# A COASTAL RETREAT



In the Victorian town of Hunstanton in an exclusive seafront location, this first 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.

Presented to a very high standard throughout, the character of the period building has been complemented with modern fittings and finishes, including gas central heating and floor to ceiling double-glazed bay windows.

Living space comprises three double bedrooms, a family bathroom, a kitchen (with a door providing access to the seafront balcony) and a living room/diner. The flat is within walking distance of the town centre, and there is a communal parking area to the rear of the building.



# KEY FEATURES

- Immaculate, light and spacious 3-bedroom Flat
- Possibly the best Sea views in northwest Norfolk with balcony
- Wonderful bright bay fronted Sitting Room
- Modern and pristine Kitchen with balcony access
- Three double Bedrooms, one with bay fronted Sea views
- Allocated parking for one car
- Central Town location just minutes' walk to all shops and restaurants
- Total Accommodation extends to 929sq.ft

## So much to offer

"We purchased the flat in 2013 as a holiday home whilst the grandchildren were young enough to enjoy a break in a lovely coastal town," the present owners said. "What attracted us to it was that it is within easy walking distance to the shopping centre, beach and amenities, and it had three bedrooms to accommodate family members and – not least – the fantastic view from the lounge window."

"There are six flats in Alexandra House; three fully occupied and three holiday homes. The flats cannot be sublet under the management terms, so are relatively quiet. This is a definite benefit with young children in the apartment."

"This Victorian terrace has been well maintained with a new roof in 2012, stonework repairs and re-pointing, and the whole of the front elevation has been repainted. A new, high security back door was fitted two years ago and a new front door is being fitted this month. The common area was repainted and had a new carpet laid in it about five years ago. During our time here, we have ensured that the apartment has been well maintained – it recently had a new upvc door installed from the kitchen to the balcony."

When asked what has made it so special for them, the current owners said, "It is wonderful to sit out on the balcony overlooking the sea in the evening with a glass of wine. We will miss very much sitting in the bay window of our lounge with the wonderful view of The Wash and watching all the coastal activities – it is so relaxing."

Another member of the family added, "We have some very happy memories of time spent in the flat in Hunstanton. We spend most New Years Eves there, watching the sun go down over the sea on the last day of the year with a glass of champagne to celebrate."





# KEY FEATURES

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We also stood on the balcony and watched the beacon being lit for the Queen's platinum jubilee, which was a fabulous and emotional sight. We celebrated my daughter's first birthday there and took her for a ride on the train along the coast in the sunshine and made sandcastles on the beach."

## The Town

"There is so much to do in and around Hunstanton, and for bird-lovers Norfolk is a paradise," the owners said. "And there are many excellent restaurants, including Michelin star places."

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

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## On The 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 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... [///shrugging.shifting.camped](http://shrugging.shifting.camped)

## Services, District Council and Tenure

GFCH, Mains Water & Drainage

Kings Lynn and West Norfolk Borough Council - Tax Band B

Ultra Fast Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

Mobile Phone Reception - varies depending on network provider - please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Leasehold

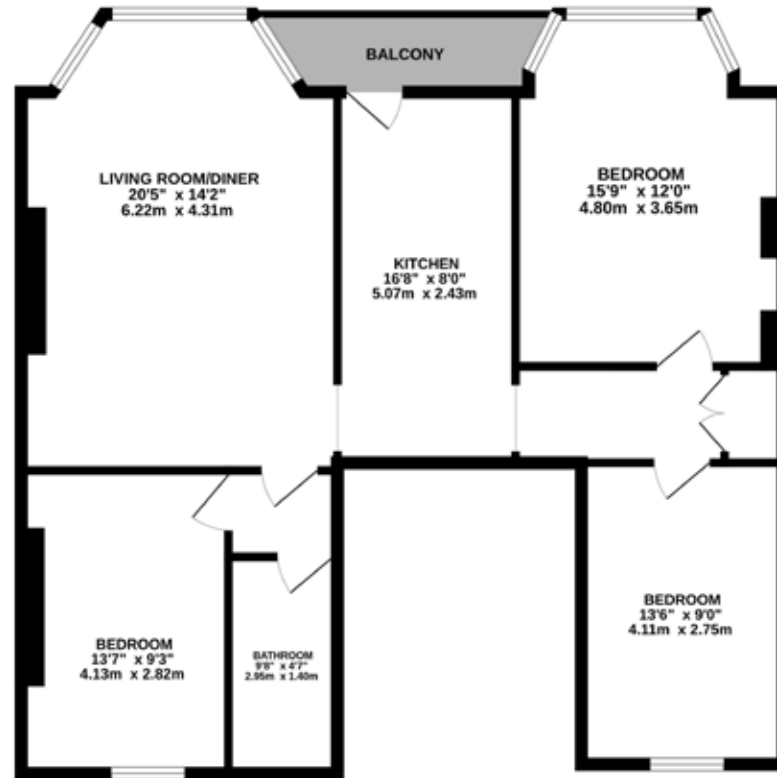
## Agents Notes:

The apartment cannot be sublet ie. holiday let etc nor are pets allowed under the terms of the Management Association - Alexandra House (Hunstanton) Management Limited.

Monthly charges for maintenance/ground rent are £80.00 per calendar month.



GROUND FLOOR  
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA: 929 sq.ft. (86.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Hesigner 1/2024



Scores	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	82 B

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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