



THE STORY OF

Flat 4, 29 Sandringham Drive

Hunstanton, Norfolk

SOWERBYS



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Flat 4, 29 Sandringham Drive

Hunstanton, Norfolk
PE36 5DP

One Bedroom Apartment

Excellent Decorative Order

Dual Aspect Sitting Room

Modern Kitchen

Attractive Shower Room

Immaculate Communal Hallways

Off-Road Parking

Share of Freehold

Pets Allowed

No Onward Chain

SOWERBYS HUNSTANTON OFFICE

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“As you step into the spacious entrance, you’re greeted by a sense of tranquility and warmth.”

Welcome to your new home! Nestled within a pristine Edwardian building, this charming one-bedroom apartment with tall ceilings offers an idyllic retreat on a picturesque leafy road just moments away from the vibrant town centre and a leisurely stroll from the seafront.

As you step into the spacious entrance hall, you’re greeted by a sense of tranquillity and warmth. Ascend the stairs to the first floor, where this lovingly maintained apartment awaits. Bathed in natural light, the airy accommodation invites you to relax and unwind.

The dual aspect sitting room beckons with its vistas of lush surrounding gardens, providing a delightful backdrop

for quiet moments or entertaining guests. Prepare culinary delights in the modern kitchen, where sleek design meets functionality, offering an inviting space for culinary creativity.

Retreat to the comfort of the double bedroom, a peaceful haven for restful nights. Adjacent, the attractive family shower room offers both style and convenience, ensuring your daily routines are a pleasure.

Experience year-round comfort with modern UPVC double glazing and efficient gas-fired central heating, ensuring a cosy ambiance whatever the weather. Outside, your designated parking space ensures convenience in bustling town living.

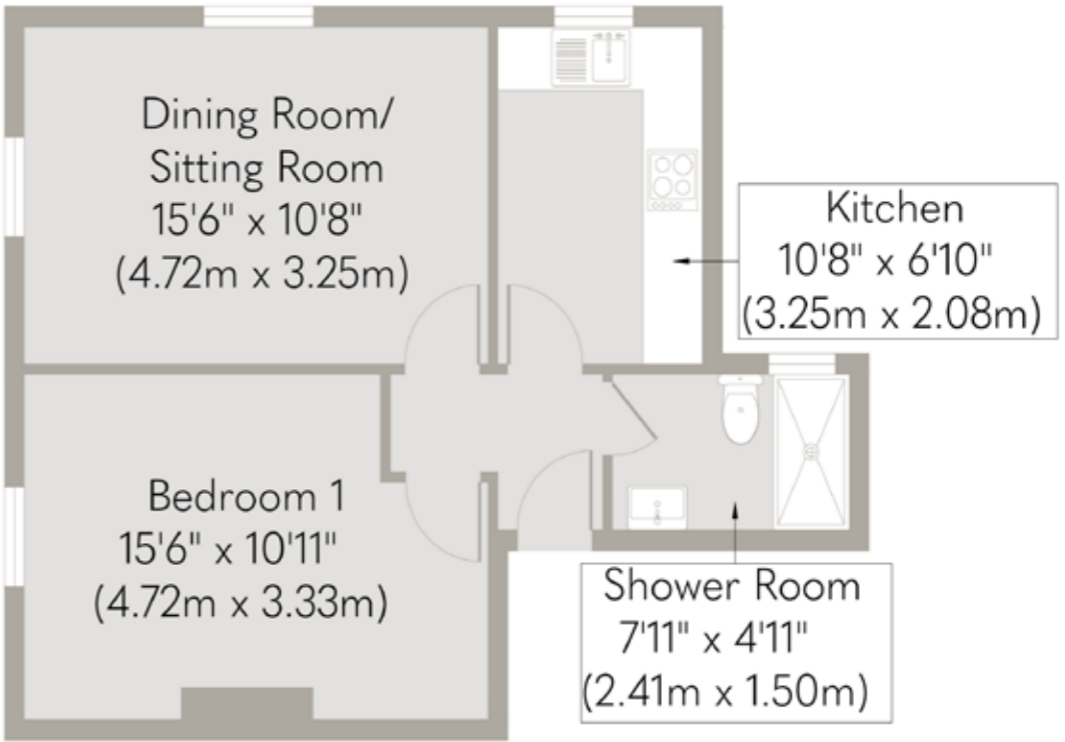


Embrace the freedom to make this space your own, knowing that pets are welcome in this abode.

With the added benefit of owning a share of the freehold, you'll enjoy a sense of ownership and community in this inviting residence.

Don't miss the opportunity to make this delightful apartment your own slice of paradise, where convenience, comfort, and charm await.





Ground Floor
Approximate Floor Area
478 sq. ft
(44.40 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

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



“Embrace the freedom to make this space your own.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

To be confirmed.

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

Share of freehold approximately 990 years left. Annual service charge: £504 per annum and well behaved pets are allowed.

LOCATION

What3words: ///debut.mango.magnets

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.

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