



THE STORY OF
Flat 12, 35 South Beach Road

Hunstanton, Norfolk

SOWERBYS

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THE STORY OF

Flat 12

35 South Beach Road, Hunstanton
Norfolk, PE36 5BA

Beautifully Presented Flat

First Floor with Sunset Views

Two Double Bedrooms

Balcony

Off-Street Parking

Successful Holiday Let

SOWERBYS HUNSTANTON OFFICE

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Welcome to this beautifully renovated first-floor holiday apartment, where modern comfort meets coastal charm. This two-bedroom retreat is the perfect getaway, offering a calm escape with breathtaking sunset sea views from the private balcony.

As you step inside, you'll be greeted by a light and airy open-plan kitchen and lounge area. The space is bathed in natural light, creating a warm and inviting atmosphere. The modern kitchen is equipped with high-quality appliances and stylish finishes, making meal preparation a pleasure. The lounge area extends onto a private balcony, where you can unwind with a glass of wine and watch the sun set over the sea. It is the perfect spot for morning coffee, evening relaxation, and everything in between.

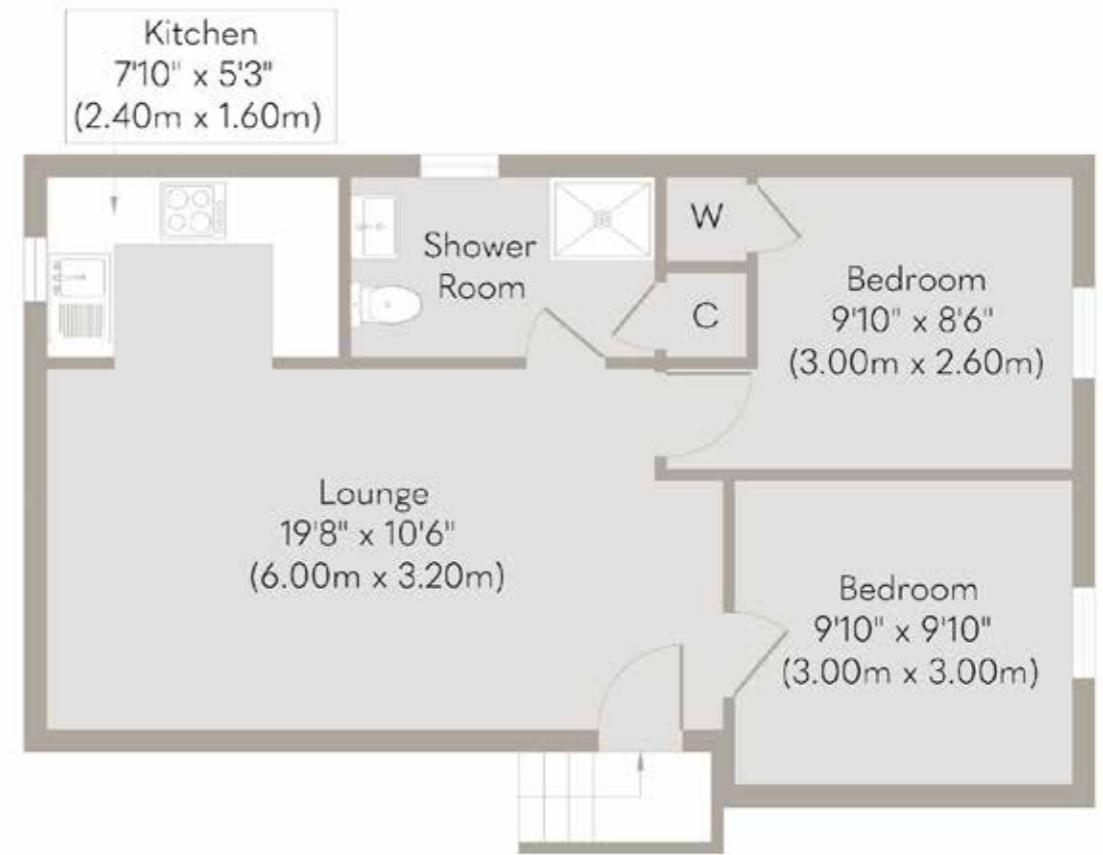
The apartment features two well-appointed bedrooms, each offering a peaceful retreat after a day of coastal adventures. The decor is fresh and inviting, providing a restful vibe to ensure a good night's sleep.

A modern family shower room completes the interior, featuring contemporary fixtures and a soothing colour palette. The apartment also includes an off-street parking space, adding to the convenience of your stay.

Located just a short stroll from the beach and local attractions, this apartment offers the perfect blend of tranquillity and accessibility. Enjoy leisurely walks along the shore, explore charming seaside cafes and restaurants, and return to your comfortable, stylish haven at the end of the day.

This fully renovated holiday apartment is more than just a place to stay—it's a place to create lasting memories. Experience the best of coastal living with all the comforts of home.





Approximate Floor Area
 496 sq. ft
 (46.06 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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Hunstanton

A VICTORIAN TOWN WITH
WORLD-FAMOUS CLIFFS

It would be hard to find a spot which reflects the beauty of the Norfolk coast better than Blakeney. Set in an Area of Outstanding Natural Beauty, this is a picture perfect location.

When the tide's touching the shoreline, untie your laces and dip your toes in, take the plunge or push off with a slow drift along coastal inlets on a paddleboard or boat to lose yourself in nature's finest backdrop. Forage some samphire for a taste of the coast, try your hand at catching a crab on the quay, or join the tourists and spot seals bobbing on the waters.

Despite the relaxed scene, Blakeney was once a bustling medieval port and the village's Guildhall and Church of St Nicholas are evidence of its rich, trading past which continued until the mid-19th century. As ships grew in size and the harbour silted up, trade fell away and today only small boats can pass Blakeney Point and head out to sea. Today, the nature reserve surrounding Blakeney Point is owned by the National Trust and thousands of nesting and migratory birds provide a twitcher's paradise where the tweets are tech-free.

There are plenty of places to meet and make friends. Local boys Grey Seal Coffee roast their beans at nearby Glandford and its café is a great stop for a caffeine hit – nab a bag or two and even some spent grounds for your garden. The White Horse and, for a fancy supper, The Blakeney Hotel are iconic spots to eat, and Wiveton Hall Fruit Farm Café – famed by owner Desmond MacCarthy's Normal for Norfolk BBC series – is a great summer destination.

Teeming with character, Blakeney truly is a place to discover your next Norfolk home.



Note from the Vendor



Hunstanton Beach and cliffs.

“With just a short stroll to the beach, this is a very tranquil place to be.”



SERVICES CONNECTED

Mains water and electricity. Drainage to be confirmed. Electric heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

E. Ref:- 9734-8624-9300-0925-6202

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

Freehold.

LOCATION

What3words: ///thrashing.initiated.changes

AGENT'S NOTE

April to October usage.

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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