



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

01485 533666

hunstanton@sowerbys.com

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.

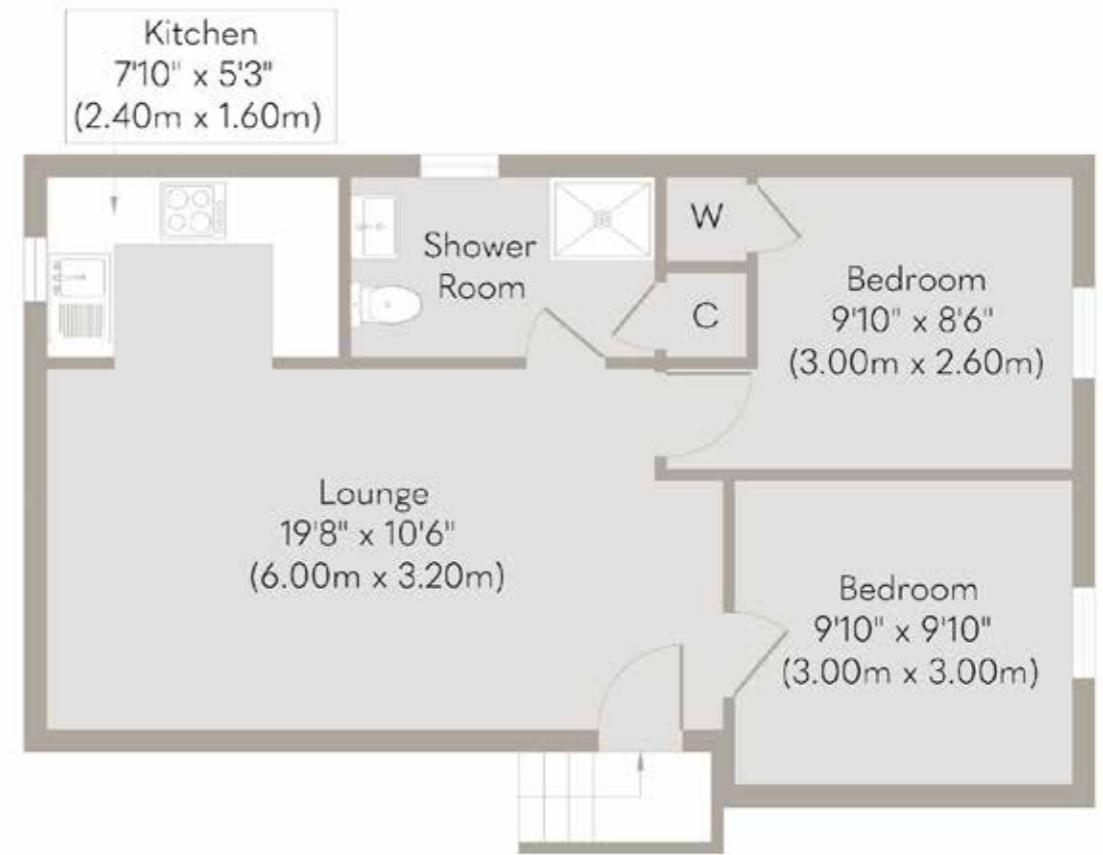
The apartment features two well-appointed bedrooms, each offering a peaceful retreat after a day of coastal adventures. The decor is fresh and inviting, providing a restful vibe to ensure a good night's sleep.

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

Who wouldn't want a place by the sea? Hunstanton, a traditional, unspoilt coastal town, is perfect for a beach walk and a fish and chip supper. For residents, this Victorian gem offers even more.

Founded in 1846 by Henry Le Strange as a Victorian Gothic bathing resort, Hunstanton thrived with the railway from King's Lynn, becoming a top day-trip destination. Today, holidaymakers flock to Searles Leisure Resort, enjoy boat trips on the Wash Monster, fairground rides, and traditional arcades. The Princess Theatre, renamed in the 80s for Lady Diana Spencer, hosts live performances, films, and seasonal pantos. Golf enthusiasts can play mini-golf, pitch & putt, and the renowned Links course in Old Hunstanton.

Facing west across The Wash, "Sunny Hunny" is famous for its sunsets. Summer evenings are perfect for watching the sun set from the green, beach, or Victorian squares. Impressive Victorian and Edwardian properties line these squares, alongside contemporary homes, apartments, and senior living accommodations. Education options include a primary and secondary school (Smithdon High, a Grade II listed building), and Glebe House School, a co-educational prep school. Amenities feature a GP surgery, post office, leisure pool, and gym at The Oasis, overlooking the sea.

Local shopping includes Tesco, Sainsbury's, and a Lidl nearby in Heacham, along with a fantastic local greengrocer and award-winning deli. Dining options range from full English breakfasts to afternoon tea at Berni Beans and relaxing at wine bar Chives.

Hunstanton attracts young families, professionals, and retirees seeking a slower pace of life. Discover why this charming town is the perfect coastal retreat.



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

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Journey

 St Martins
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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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Air Ambulance

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

