



THE STORY OF

Flat J, Congden Court

Hunstanton, Norfolk

SOWERBYS

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Flat J, Congden Court

6 Cliff Parade, Hunstanton, Norfolk
PE36 6DX

Two Double Bedrooms

Communal Parking

Town Centre Location

Stunning Sunset Sea Views

Modern Gas Boiler

New Sash Windows

SOWERBYS HUNSTANTON OFFICE

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This delightful top-floor apartment, nestled within an iconic converted Victorian seafront property. This residence offers a blend of classic charm and modern upgrades, perfect for comfortable and stylish living.

The apartment features a spacious lounge with new large sash windows which frame the stunning sea views. This is the perfect spot to relax and watch the sunsets that paint the sky with vibrant colours most evenings. The kitchen/breakfast room offers ample space for casual dining. It's ready for your personal touch, allowing you to create a space that suits your culinary needs and style. With two generously sized double bedrooms, this apartment provides plenty of space for relaxation and rest. The bathroom is well-appointed and functional, with the opportunity for you to add your own style and upgrades to make it uniquely yours.

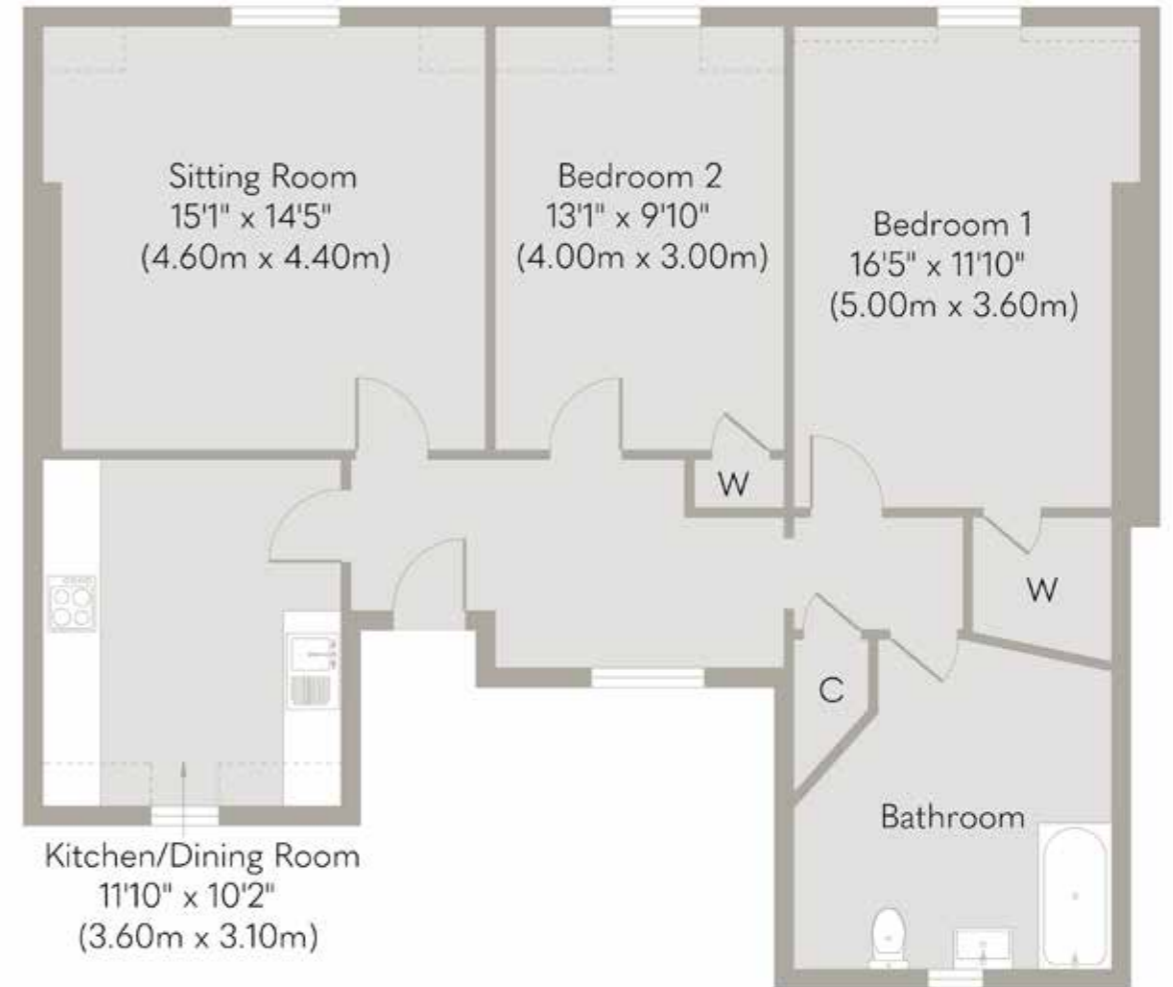
Several important upgrades have already been completed, including a complete re-wire, new sash windows, and the installation of a modern gas boiler.

The property benefits from communal off-street parking to the rear, providing convenience and peace of mind for owners.

While many essential updates have been made, there is still room for you to put your stamp on the property. Whether you prefer a contemporary or traditional look, this apartment offers a wonderful canvas for your creative ideas.

Situated in a prime seafront location, you will enjoy easy access to the sea front, local cafes, and nearby amenities. The charm of Victorian architecture combined with the beauty of coastal living makes this a desirable place to call home.





Approximate Floor Area
 945 sq. ft
 (87.74 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 Sowerbys



View from the property

"...sash windows frame the stunning sea views and sunsets paint the sky with colour most evenings."



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 8234-1126-5300-0608-9296

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

Leasehold. There is a remaining term of 138 years, and an annual service charge of £1,000.

LOCATION

What3words: ///goal.advantage.rear

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SOWERBYS

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