



THE STORY OF
Flat 6, 29 Sandringham Road
Hunstanton, Norfolk

SOWERBYS



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Flat 6, 29 Sandringham Road

Hunstanton, Norfolk
PE36 5DP

Immaculate Two-
Bedroom Apartment

Open-Plan Accommodation

Modern Kitchen and
Family Bathroom

Pets Allowed

Off-Road Parking

Share of Freehold

SOWERBYS HUNSTANTON OFFICE

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Welcome to this stunning two-bedroom, first-floor apartment, perfectly located just a short stroll from both the vibrant town centre and the picturesque seafront. Set within an imposing and characterful building, this property boasts modern, open-plan living with a modern kitchen, beautifully renovated by the current owner to provide a sleek, contemporary finish.

The apartment offers two spacious double bedrooms, ideal for a growing family, working professionals, or as a tranquil guest space. The immaculate family bathroom is thoughtfully designed, featuring high-quality fixtures and fittings.

With private parking right at your doorstep, convenience is key, and the added benefit of being pet-friendly makes it ideal for animal lovers. Whether you're sipping coffee on the seafront or enjoying a night out in town, you'll love the balance of coastal charm and urban convenience this home provides. It's the perfect blend of modern living in a prime, highly sought-after location. Don't miss the opportunity to make this stylish apartment your own!





Ground Floor
Approximate Floor Area
71 sq. ft
(6.57 sq. m)

First Floor
Approximate Floor Area
811 sq. ft
(75.36 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



“It’s the perfect blend of modern living in a prime, highly sought-after location.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref: 1839-9723-1000-0166-7202

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, with a share of the freehold. Owner will be part of the property's 'Homeowners Management Company'. 987 years remaining on the lease. No ground rent. Service charge approximately £500 per annum (to include agreed maintenance and building's insurance).

LOCATION

What3words: ///thatched.checked.stealthier

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

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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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 East Anglian
Air Ambulance

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