



THE STORY OF

1 Westcliffe Court

Hunstanton, Norfolk

SOWERBYS



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1 Westcliffe Court

Hunstanton, Norfolk
PE36 6HJ

No Onward Chain

Two Double Bedrooms

Ground Floor Apartment

Sunset Sea Views

Bathroom and Second WC

Close Proximity to Town

Communal Parking

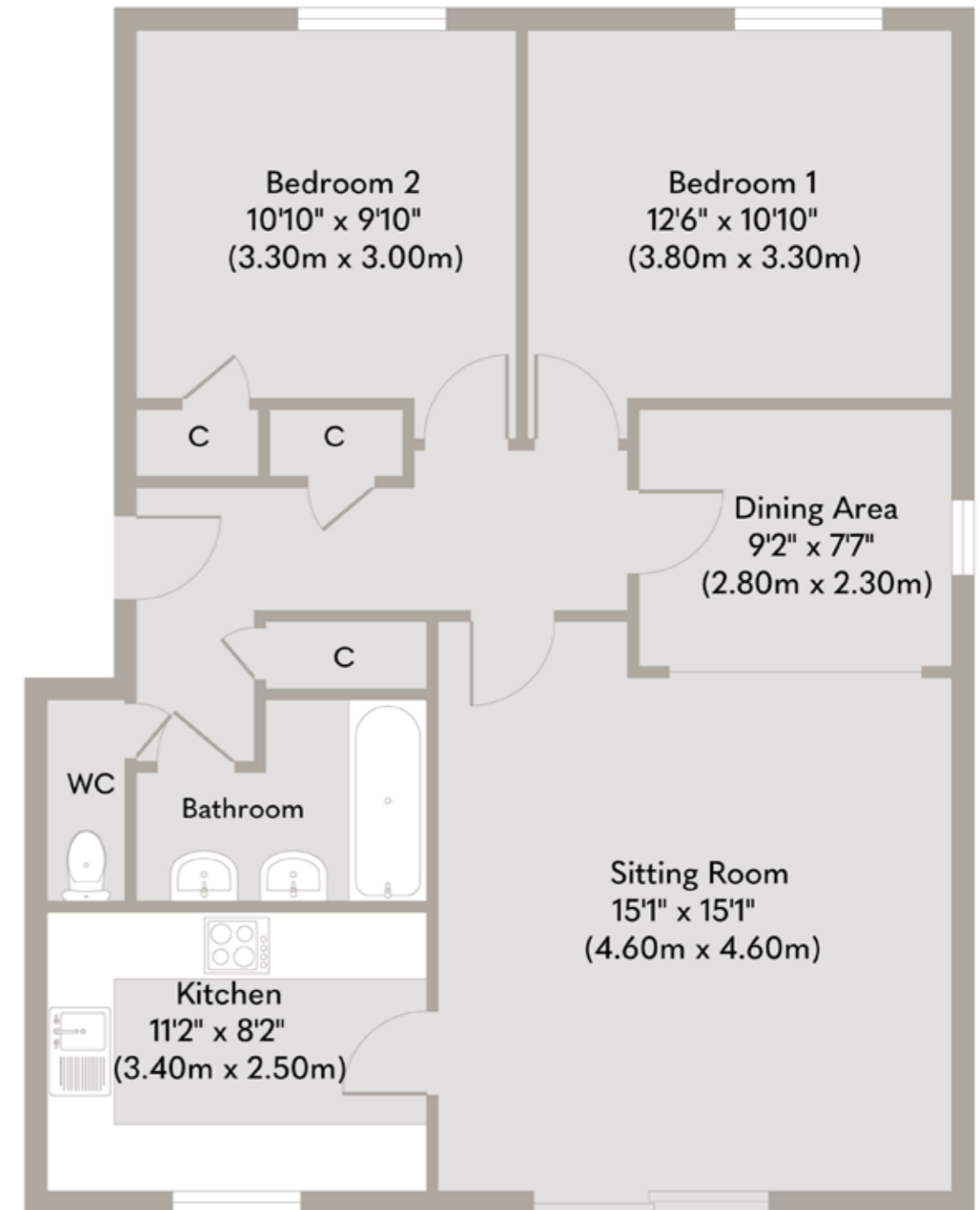
This spacious two-bedroom ground floor apartment offers a peaceful coastal retreat, perfectly positioned to take in breathtaking sunset sea views. Originally designed as a three-bedroom property, the third bedroom has been opened up to create a generously sized lounge diner, ideal for relaxed entertaining or quiet evenings at home. Sliding patio doors lead from the lounge out to a grassy area, where a small patio offers the perfect spot to unwind with a glass of wine, enjoying the fresh sea air and stunning views as the sun sets.

Inside, two comfortable double bedrooms provide ample space, while the family bathroom and additional WC ensure convenience. The well-equipped kitchen, overlooking the front garden, makes meal preparation a pleasure, with lovely green views to enjoy as you cook.

This apartment's layout offers both flexibility and charm, making it a wonderful place to embrace seaside living. With easy access to the outdoors, town centre and those mesmerising sea views, it is an ideal choice for anyone looking for a blend of comfort, style, and a daily dose of coastal beauty.



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Approximate Floor Area
855 sq. ft
(79.44 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



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SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref: 2164-0213-2511-0393-7914

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. Over 900 years left on lease. £800 Service Charge which includes water rates.

LOCATION

What3words: ///splice.tarnished.frail

AGENT'S NOTE

No pets or subletting allowed.

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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more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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 East Anglian
Air Ambulance

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