



INTRODUCING

# Flat 5, Nelson House

*Hunstanton, Norfolk*

# SOWERBYS



THE STORY OF

# Flat 5 Nelson House

3-5 Avenue Road, Hunstanton  
PE36 5BW

Chain Free

Prime Location

Just a Short Stroll from the  
Seafront and Town Centre

Large Entrance Hall Offering  
a Welcoming Sense of Space

Generous Double Bedroom

Open-Plan Kitchen/  
Sitting/Dining Area

Shaker-Style Units and  
Integrated Fridge-Freezer

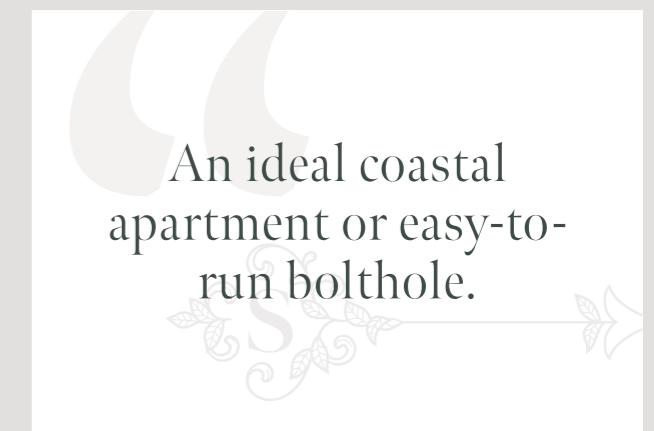
Lovely Bay Window  
to the Front

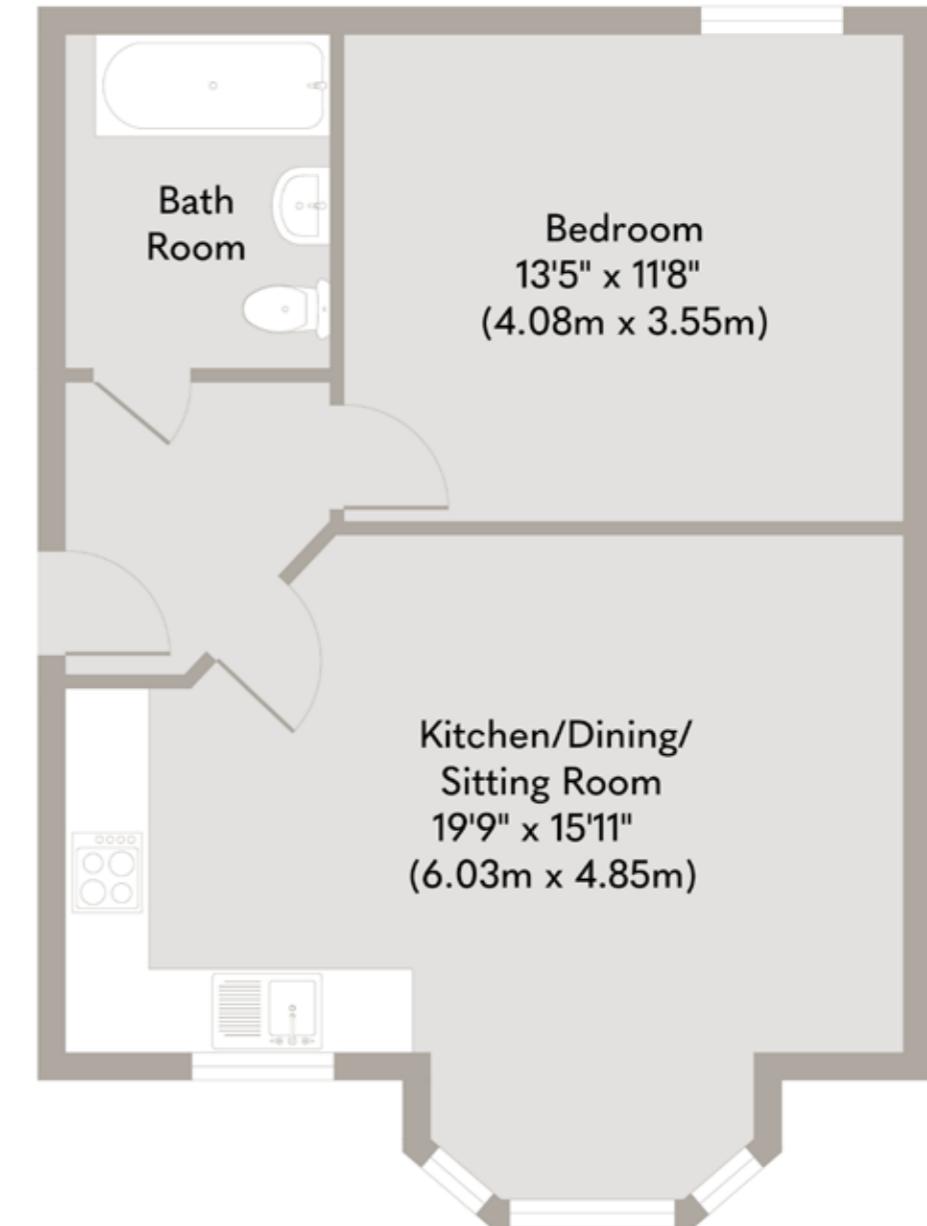
Just moments from the seafront and town centre, Flat 5 Nelson House offers an inviting first-floor home with generous proportions and a wonderfully bright feel. Clean, tidy and ready to move straight into, this apartment makes an ideal coastal apartment or an easy-to-run bolthole.

Through the clean and tidy shared entrance stairway you get to the apartments spacious entrance hall that's sets the tone, opening to a well-sized bathroom with bath and a large double bedroom.

The open-plan kitchen, sitting and dining area features a classic Shaker-style kitchen with integrated fridge-freezer and a beautiful bay window that floods the room with light and frames the outlook to the front.

Previously let and now offered as chain free, this is a comfortable, carefree home in a superb coastal setting.





**Ground Floor**  
**Approximate Floor Area**  
**502 sq. ft**  
**(46.70 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



"Moments from the seafront and town centre."



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band A.

## ENERGY EFFICIENCY RATING

C. Ref:- 0148-3957-0202-2285-3200

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 1/8 share of freehold.

Years Remaining: 110 years

Service Charge which includes insurance: £77 per month

## LOCATION

What3words: //harmonica.gong.dwelled

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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