



THE STORY OF

Flat 1, Caledonian House

Hunstanton, Norfolk

SOWERBYS



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Flat 1, Caledonian House

Hunstanton, Norfolk
PE36 5AT

Attractively Priced Ground Floor Apartment

Generously Proportioned
Accommodation Throughout

Located Close to Hunstanton
Town Centre and Seafront

Bay-Fronted Living Room with
Excellent Natural Light

Quality Fitted Kitchen with Integrated Appliances

Two Large Double Bedrooms
with Built-In Wardrobes

En-Suite Shower Room to Principal Bedroom

Additional Well-Appointed Bathroom

Landscaped Front Garden

Private Rear Courtyard with Double Doors

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Flat 1, Caledonian House is a beautifully presented and notably spacious ground floor apartment, attractively priced and positioned within convenient reach of Hunstanton's town centre and the seafront. Finished to a high standard throughout, the property offers well-balanced accommodation ideally suited to comfortable permanent living, a coastal retreat or an investment opportunity.

The apartment is accessed via a welcoming entrance hall which leads to a generously proportioned bay-fronted living room. Flooded with natural light, this impressive space provides an excellent setting for both relaxation and entertaining. The adjoining kitchen is fitted with quality cabinetry and a range of integrated appliances, combining style with practicality.

Accommodation continues with two substantial double bedrooms, each benefitting from built-in wardrobes. The principal bedroom enjoys the added benefit of a private en-suite shower room, while a further well-appointed bathroom serves guests and the second bedroom.

Externally, the property is enhanced by an attractive landscaped front garden, creating an inviting first impression. To the rear, French doors open from the apartment onto a private courtyard, offering a quiet space for outdoor seating, dining or morning coffee.

With its generous proportions, quality finish and prime positioning close to Hunstanton's amenities and coastline, this impressive apartment represents an excellent opportunity. Early viewing is strongly recommended to fully appreciate the space, comfort and overall appeal on offer.



An excellent opportunity
for those seeking
spacious coastal living
close to local amenities.





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



"The bay-fronted sitting room stands out, offering a wonderfully welcoming space to relax throughout the day."



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 8303-3823-5629-8427-3133

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. 978 years remaining on the lease. A ground rent of £1 per annum and a service charge of £1200 per annum.

LOCATION

What3words: ///photos.wildfires.whites

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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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