



INTRODUCING

# Flat 3, 11 Cliff Terrace

*Hunstanton, Norfolk*

# SOWERBYS



THE STORY OF

# Flat 3, 11 Cliff Terrace

Hunstanton, Norfolk  
PE36 6DY

**S**ituated only a stone's throw from the fantastic Hunstanton beach, this two bedroom duplex apartment is also just a short walk from the town centre.

Set within the historic Victorian area of Hunstanton, this property has been converted from a period town-house into five separate apartments, all slightly different. The current owner of Flat 3 has renovated the shower room making a spacious walk-in shower with new white tiles.

**Two Double Bedrooms**

**No Onwards Chain**

**Dedicated Parking**

**More Than a 100  
Years on the Lease**

**Share of Freehold**

**Seaside Location**

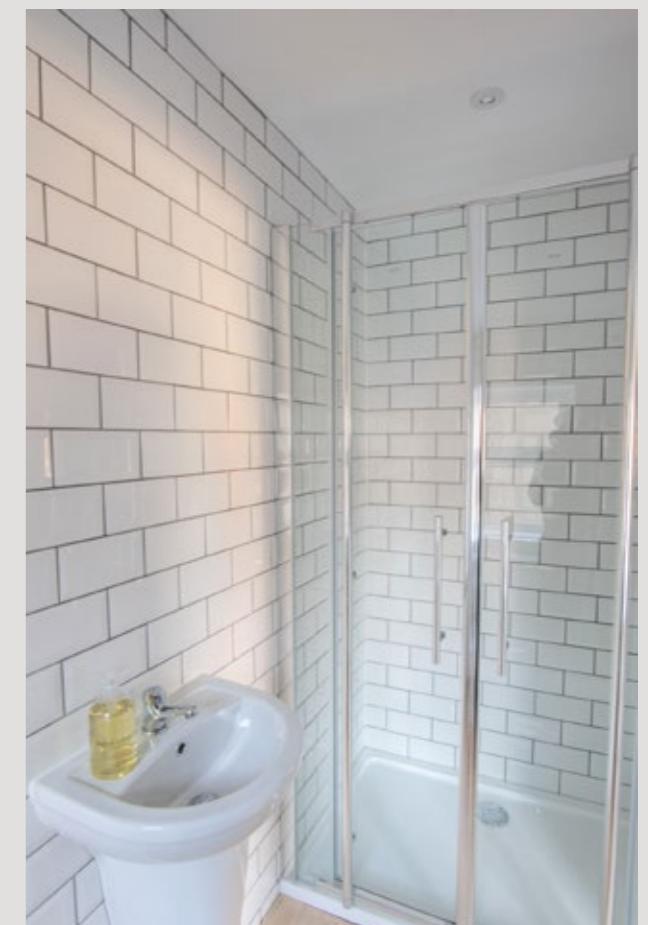
The living room is spacious with dual windows and there is only minor decorative work left to be done by a new owner.

The entrance hallway has a handy under-stairs cupboard and leads onto the well-equipped kitchen.

Upstairs there are two double bedrooms with the larger one having a built-in cupboard.

Outside, and to the rear, there is a dedicated parking space on a gravel lot.

Flat 3, 11 Cliff Terrace makes for the perfect lock-up-and-leave to explore the north Norfolk coast, or even a long-term let investment in the fantastic location of 'Sunny Hunny'.

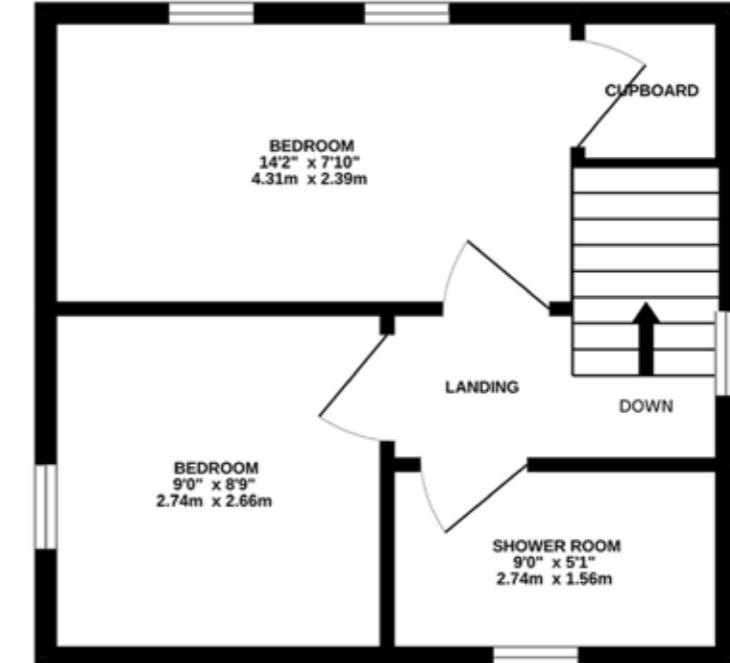




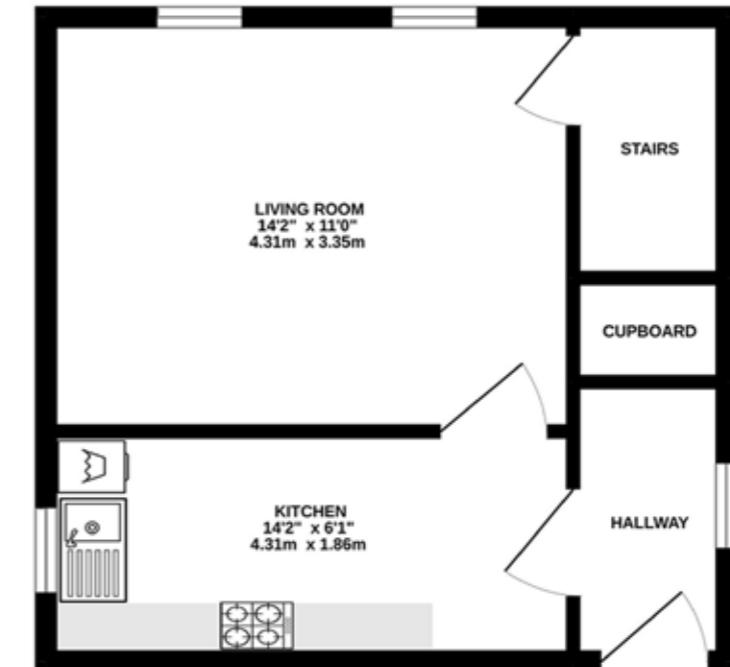
“This home gave me easy access to the coast, for work, and is low maintenance so no need for garden work at weekend.”



2ND FLOOR  
308 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR  
308 sq.ft. (28.7 sq.m.) approx.



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 the Vendor



Hunstanton Seafront

"A convenient, seaside and pleasant retreat."



### SERVICES CONNECTED

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

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

D. Ref:- 2061-3818-2180-2021-6089

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

Freehold. Each of the five properties within this building own a 1/5 share of the freehold and the length of lease remaining is approximately 113 years.

### AGENT'S NOTE

There is a service charge of £700 per annum.

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

Sowerbys Estate Agents Limited is a company registered  
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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

