



INTRODUCING

# Flat 4, Garden House

*Hunstanton, Norfolk*

# SOWERBYS



THE STORY OF

# Flat 4, Garden House

Hunstanton, Norfolk  
PE36 6DU

Sea Front Apartment

Light and Airy  
Accommodation

Ample Private Parking

Close to Town Centre

Ramp for Wheelchair Users

No Onward Chain

UPVC Windows

Nestled within the highly sought-after Garden House, this charming lower ground floor apartment offers an exceptional opportunity to enjoy coastal living at its finest. Perfectly positioned just a stone's throw from the beach and only a few minutes' stroll from the vibrant town centre, the property combines tranquillity with convenience in equal measure.

The apartment itself boasts a wonderfully light and airy sitting room, creating an inviting space to relax or entertain. The well-appointed kitchen is thoughtfully arranged, offering practicality without compromising on style. The generously proportioned bedroom provides a peaceful retreat and benefits from an en-suite, ensuring comfort and privacy.

Externally, residents enjoy the significant advantage of a large side car park complete with a barrier - an invaluable feature in a bustling seaside town where parking is often at a premium.

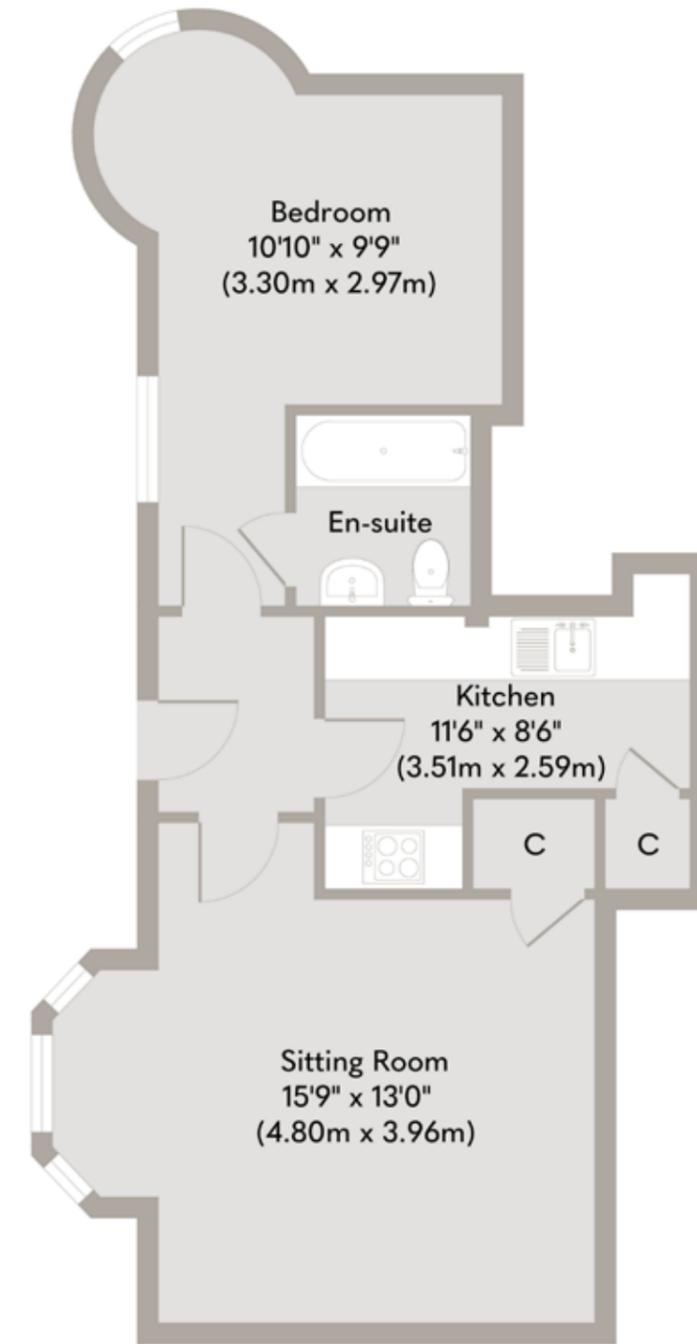
Whether you are seeking a permanent residence, holiday retreat, or investment opportunity, this delightful apartment in Garden House presents coastal living in a prime location. Early viewing is highly recommended.

SOWERBYS HUNSTANTON OFFICE

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Bedroom  
10'10" x 9'9"  
(3.30m x 2.97m)

En-suite

Kitchen  
11'6" x 8'6"  
(3.51m x 2.59m)

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Sitting Room  
15'9" x 13'0"  
(4.80m x 3.96m)

Ground Floor  
Approximate Floor Area  
540 sq. ft  
(50.20 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*



Hunstanton Sunset

“Coastal living at its finest, just steps from the beach.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Storage heaters.

## COUNCIL TAX

Band A.

## ENERGY EFFICIENCY RATING

D. Ref:- 0255-2893-6754-9301-7495

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

Lease with share of freehold.

Years remaining on Lease: Approximately 99

Service Charge: £932 a year

Pets may be allowed with previous consent in writing from the management company.

No holiday letting.

## LOCATION

What3words: ///tight.heartened.ecologist

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# SOWERBYS

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