

SOWERBYS

Norfolk Property Specialists



7 Winston Court

Cliff Parade, Hunstanton, Norfolk, PE36 6DJ

£235,000 No Upward Chain



Viewing by appointment with our
Hunstanton Office 01485 533666 or hunstanton@sowerbys.com



7 WINSTON COURT

This purpose built third floor apartment is ideally situated on the seafront offering fantastic views, as well as being only a short walk to the town centre. The property has a really good sized lounge/diner with large windows making the most of these incredible views, a kitchen/breakfast room, as well as two double bedrooms and family bathroom. The property comes with a brick garage to the rear and visitor parking. The building and communal areas have been nicely looked after by the management company and the owners of this apartment own a 1/8th share of the freehold and there is no upward chain.



KEY FEATURES

- Third Floor Apartment
- Sought After Seafront Location
- Stunning Coastal Views
- Two Double Bedrooms
- Garage and Visitor Parking
- Share of the Freehold
- Good Sized Lounge/Diner
- Kitchen/Breakfast Room

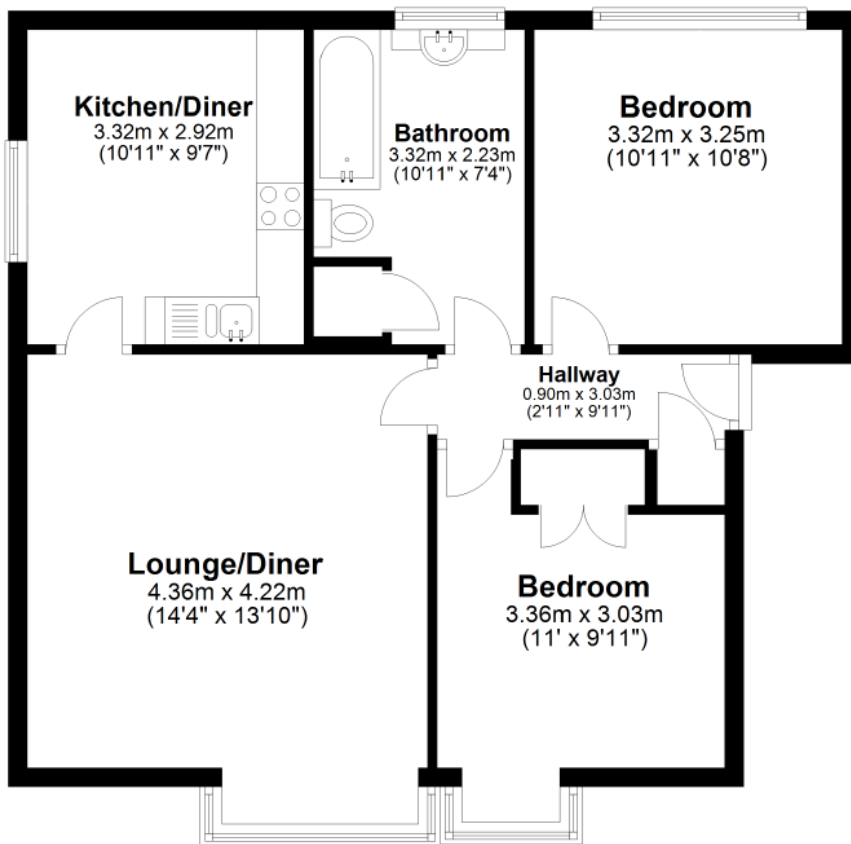






Top Floor Flat

Approx. 62.2 sq. metres (669.4 sq. feet)



Total area: approx. 62.2 sq. metres (669.4 sq. feet)

HUNSTANTON

Hunstanton is a coastal town and resort facing the Wash. It enjoys wonderful sunsets over the sea, being the only town on the east coast that faces west. The beach is long and sandy and is famous for its striped cliffs. There are two supermarkets, primary and secondary schools, and a range of shops. For golfers there is the superb championship golf course - Hunstanton Golf Club and nearby, The Royal West Norfolk Golf Club at Brancaster. In addition, Searles Holiday Park and the nearby Heacham Manor have their own courses. The Sandringham Estate is a short distance away with its Country House and walks through Sandringham Woods.

SERVICES CONNECTED

Mains water, electricity and drainage. Electric panel heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 2461-5812-8132-3972-0361.

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 the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

AGENT'S NOTE

No holiday letting is allowed in this building.
Service charge is £680 including ground rent.

Viewing by appointment with our Hunstanton Office:
54 Westgate, Hunstanton, Norfolk, PE36 5EL
01485 533666 • hunstanton@sowerbys.com



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.

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