



Apt 2 Elizabeth House

Hunstanton, Norfolk

SOWERBYS

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Apt 2 Elizabeth House

8 Cliff Parade, Hunstanton,
Norfolk, PE36 6DX

Spacious Apartment

Three/Four Bedrooms

Two/Three Reception Rooms

Three Bathrooms and a WC

Excellent Decorative Order

Seafront Location

Incredible Views

Off Road Parking

No Onward Chain

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“...an abundance of space and grandeur, complemented by the unparalleled vistas of north Norfolk.”

Strolling along the seafront towards the lighthouse, and glancing over at the impressive Victorian dwellings, it's impossible not to envision the joys of owning one of these exquisite homes.

Among them is Apartment 2 Elizabeth House, offering a remarkable fusion of the past and present. This exceptional home showcases the generous space and magnificence reminiscent of a bygone era, while seamlessly incorporating all the contemporary fittings one would expect from a property of such high quality.

Upon entering through its own private entrance, the entrance hall welcomes you—a perfect spot to hang coats and store beach essentials after a day at the

seaside. On the ground floor, there is a reception room, which can serve as a delightful sanctuary for the children, or be transformed into a fourth bedroom boasting breath-taking sea views.

Ascending to the first floor, you are greeted by an elegant formal sitting room, a grand space designed for welcoming and entertaining friends and family. Its floor-to-ceiling bay window delights in some of the best views the coast has to offer. The open-plan layout seamlessly connects the sitting room to the dining area, creating a space which flows effortlessly into the modern kitchen. The kitchen itself boasts a central island and is accompanied by a convenient utility room.





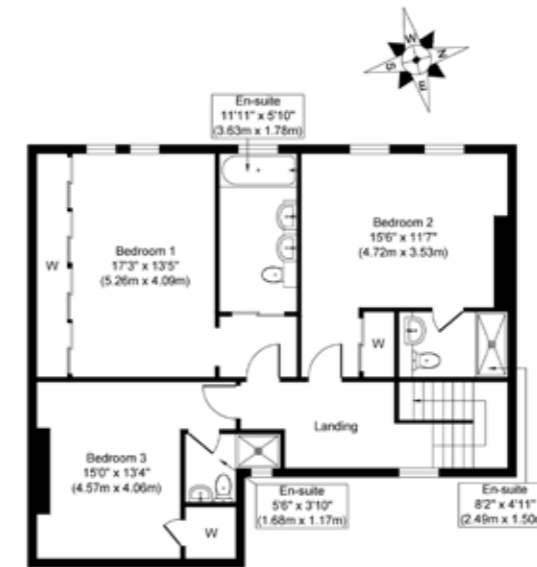
Further down the hallway is a spacious less formal living room the ideal spot for the family to relax. This inviting space opens up to a balcony, providing a picturesque vantage point to savour the magnificent sunsets that Hunstanton is renowned for. Completing this floor is a convenient WC.

Ascending to the second floor, you'll find three spacious double bedrooms, each boasting its own en-suite bathroom. The principal bedroom is a true highlight, featuring a free-standing bath positioned to offer breath-taking sea views.

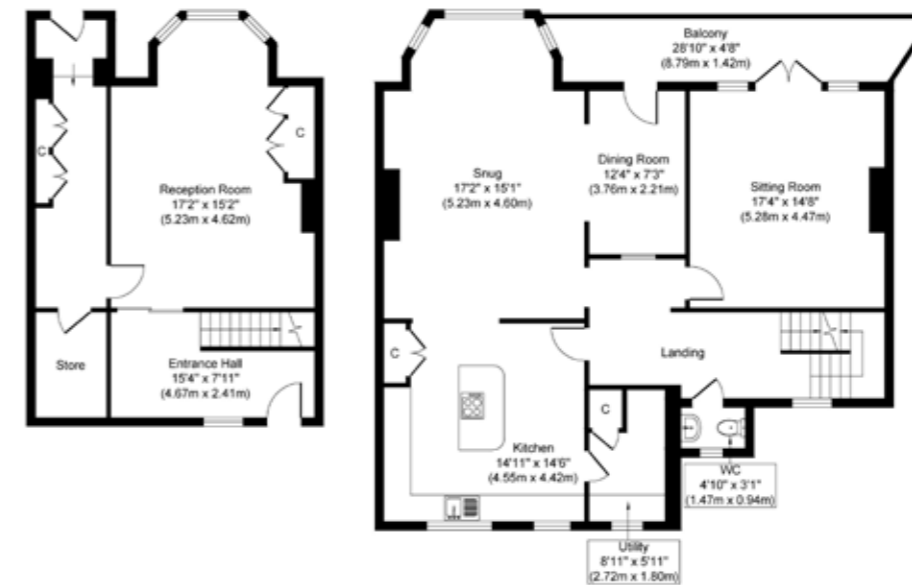


Parking is a prized amenity in coastal towns, and Apartment 2 ensures convenience with a car park to the rear.

Exuding the charm of a townhouse, Apartment 2 offers an abundance of space and grandeur, complemented by the unparalleled vistas of north Norfolk.



Second Floor
Approximate Floor Area
941 sq. ft
(87.42 sq. m)



Ground Floor
Approximate Floor Area
588 sq. ft
(54.62 sq. m)

First Floor
Approximate Floor Area
1144 sq. ft
(106.28 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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ALL THE REASONS

Hunstanton

IS THE PLACE TO CALL HOME



Who wouldn't want a place by the sea? Hunstanton is a traditional, unspoilt coastal town, the perfect spot to enjoy a walk on the beach and a tasty fish and chip supper, but for those lucky enough to call it home, this Victorian gem has so much more to offer.

Established in 1846 by Henry Le Strange as a bathing resort designed in a Victorian Gothic style, the esteemed townsman wisely led the development of a railway from King's Lynn to enable day-trippers to reach the 'new town' – a canny investment as the route was later to become the most profitable in the country.

Holidaymakers still Mecca to Hunstanton, many staying at Searles Leisure Resort which opened as a caravan park in 1936. Wile away an afternoon on the water with a boat trip on its Wash Monster, ride the carousel at the fairground or keep it traditional and feed the penny slots at the arcades. The town's Princess Theatre, renamed in the 80s in honour of Lady Diana Spencer, features a year-round programme of live performances, film screenings plus a seasonal panto. Golfers of all ages can try their hand with a mini golf course and pitch & putt on the cliff-top, plus a renowned Links course in neighbouring Old Hunstanton.

Facing west across The Wash, 'sunny Hunny' as the locals fondly call it, is famous for its incredible sunsets and in the summer months it's customary to head to the green, beach or one of the Victorian squares to watch the daylight slowly fade.

Impressive Victorian and Edwardian properties line the squares and surrounding streets, which have been added to over the years with more contemporary homes, apartments and supported accommodation for later life living. With a primary and secondary school, Smithdon High, which is a Grade II listed building, plus a co-educational prep school, Glebe House School, there is an excellent choice of education within the town. Other amenities include a GP surgery and Post Office, plus a leisure pool and gym at The Oasis, which overlooks the sea – grab an early morning workout and watch the skyline come to life.

Two of the supermarket stalwarts, Tesco and Sainsbury are in town, with a Lidl just five minutes away on the A149 at Heacham, but a fantastic local greengrocer and award winning deli are the place to stock up on brilliant ingredients and tasty treats from artisan makers. Naturally as a holiday destination, there are plenty of places to start the day with a full English, treat yourself to a traditional afternoon tea at Berni Beans, or unwind at wine bar Chives.

With a renewed sense of vigour in recent years, Hunstanton is a place that attracts young families, professionals and entrepreneurs alike, along with those looking to enjoy their golden years and life at a slower pace. Find out why this is the perfect spot to discover your coastal bolthole.



Note from Sowerbys



Hunstanton Sunset.

“This is such a beautiful place to live, you can sit on the balcony and listen to the waves.”

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SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 5101-6300-0022-5071-0573

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. Details to be confirmed.

LOCATION

What3words: ///impressed.revives.twitches

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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