



THE STORY OF

# 14D Cliff Parade

*Hunstanton, Norfolk*

SOWERBYS

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# 14D Cliff Parade

Hunstanton, Norfolk  
PE36 6DP

## Stunning Views

Share of Freehold with More Than 900 Years on Lease

Designated Parking Space

Three Double Bedrooms

Bathroom and Shower Room

Large Lounge/Dining Room

Set Over Two Floors

Character Property

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“This flat has fantastic views and has been our peaceful refuge by the coast.”

Imagine waking up to breathtaking sea views and embracing a leisurely lifestyle by the beautiful North Norfolk Coast. Welcome to 14D Cliff Parade, a true gem offering the perfect holiday home experience.

Perched on the top two floors of the building, this property has been strategically designed to capture the stunning panorama of the coastline, allowing you to immerse yourself in the beauty of the surrounding landscape. The lounge, with its two large windows, serves as the heart of the home, providing an ideal spot to unwind and witness captivating sunsets. The space is not only generous but also versatile, comfortably accommodating a large dining table for entertaining guests and fostering

cherished moments with loved ones. A charming character feature fireplace serves as a delightful reminder of the property's heritage.

The kitchen is spacious, offering ample room for culinary pursuits and housing a modern gas boiler. For a cosy and casual breakfast setting, there's even space for a handy breakfast table - the perfect place to plan exciting days ahead.

One of the highlights of this property is the presence of both a bathroom and a separate shower room - the latter on the upper floor. Convenient for families and guests, there's no need to wait or compromise when freshening up after a day of exploration.



As you ascend to the top floor, you'll discover three well-proportioned bedrooms, two of which boast more of those mesmerising sea views. Despite being nestled in the eaves of the building, the bedrooms exude a sense of space, offering comfort and tranquillity. The principal bedroom is complemented by built-in wardrobes, ensuring ample storage for your coastal attire. The bedrooms share access to the aforementioned shower room.



A particular perk during busier periods, this apartment has its own designated concrete parking space. Perfect to come and go from your coastal escape.



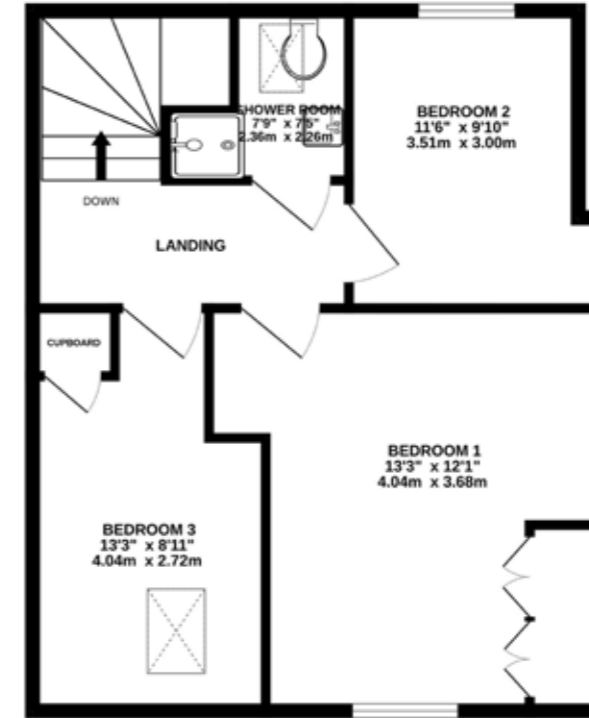
With spacious rooms and an unbeatable location, 14D Cliff Parade has everything you could desire in a home-from-home, and is ready for new owners to make their mark and create happy memories for years to come.



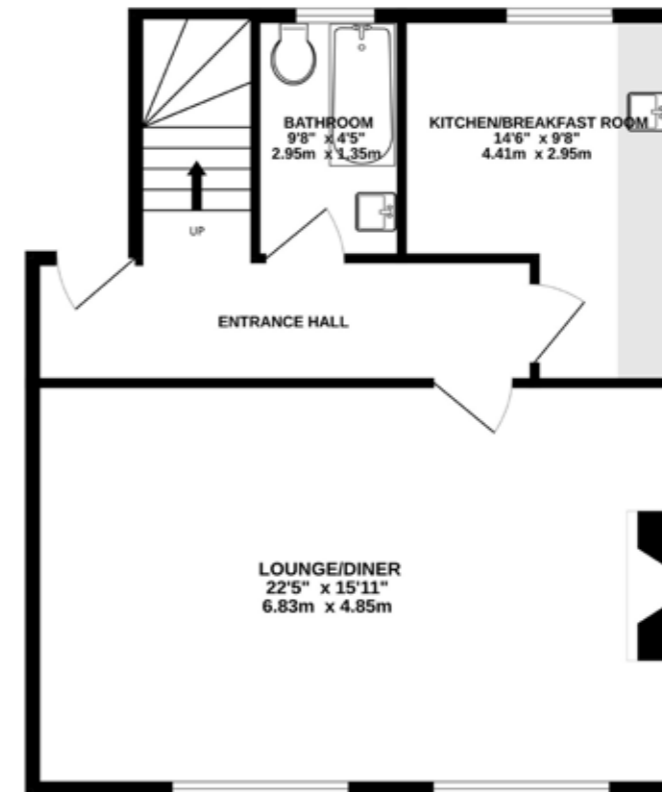
“The building was originally a Victorian hotel, converted into flats in the latter half of the 20th century.”



THIRD FLOOR



SECOND FLOOR



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.

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 the Vendor



“We've loved exploring the beach, which is only minutes away, with a chance to find fossils too.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, gas and drainage.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

C. Ref:- 0317-4028-6000-0947-9206

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

Share of freehold. Leasehold with 964 Years remaining. Owners do not pay a ground rent or service charge and work is split between home owners.

## LOCATION

What3words: ///tomato.mocked.succeed

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# SOWERBYS



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