



THE STORY OF

2 Marine Court

Hunstanton, Norfolk

SOWERBYS

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THE STORY OF

2 Marine Court

Clarence Road, Hunstanton, Norfolk
PE36 6EF



- No Onward Chain
- Off-Street Parking
- Ground Floor Apartment
- Sea Views
- Kitchen/Breakfast Room
- Separate Utility
- Three Bedrooms
- Bathroom and Second Shower Room
- Modern Gas Boiler
- Spacious Accommodation



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“Enjoy so much space in the lounge/dining room when inviting over friends or family.”

Introducing an exceptionally spacious three-bedroom ground floor apartment nestled within the impressive Marine Court.

Originally constructed as a convalescent home in the late 1800s, this residence embodies a wealth of characterful features, including original fireplaces and lofty high ceilings, symbolising timeless charm.

The lounge/dining room is light and airy, thanks to its large windows and being more than 23ft long. Whilst a space to relax, it is the ideal room to host family events or dinner parties with friends.

Find two double bedrooms offering remarkable spaciousness, with both complemented by built-in wardrobes to provide ample storage. A third single bedroom completes the sleeping arrangements.



Immaculately maintained, this property boasts a serene sea view from the kitchen, enhancing the coastal living experience, as well as a separate entrance with utility space, perfect for walking into after a sandy walk on the beach.

The addition of a secondary shower room caters to the needs of your guests, whilst a designated office space offers practicality and versatility. Step outside through your private door, you also have the chance to enjoy a peaceful retreat in the communal garden at Marine Court.

Convenience is paramount with designated off-street parking in a carport, supplemented by visitor parking. Ideal for a retired couple seeking single floor living, or a family in search of a second home, this apartment at Marine Court presents an enticing opportunity to embrace coastal living with historic elegance.







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



The nearby lighthouse is an iconic piece of the Hunstanton horizon.

“You're well located to walk and enjoy either Hunstanton town or Old Hunstanton beach..”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

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. Annual Service Charge: £3.262.45

LOCATION

What3words: ///headline.sampling.fallback

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