



THE STORY OF

# 46 Greevegate

*Hunstanton, Norfolk*

SOWERBYS



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# 46 Greevegate

Hunstanton, Norfolk  
PE36 6AG

- Ground Floor Apartment
- Spacious Accommodation
- Dual Aspect Sitting Room
- Large Kitchen/Dining Room
- Three Bedrooms
- Two Bathrooms
- Good Decorative Order
- Private Garden
- Private Parking
- Share of Freehold

**SOWERBYS HUNSTANTON OFFICE**

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“...this space is as functional as it is stylish...”

Welcome to your dream home! This charming and spacious ground-floor apartment, lovingly cared for by its current owners, offers the perfect blend of convenience and coastal living.

Situated just a stone's throw from the vibrant town centre and a few minutes' walk from the picturesque seafront, this residence provides the best of both worlds.

As you step inside, you'll be greeted by a generously sized dual-aspect sitting room. With its high ceilings and beautiful wooden floors, this room exudes elegance and warmth, creating an

inviting space for both relaxation and entertaining. The abundance of natural light floods through the large windows, enhancing the airy atmosphere.

The heart of the home is the expansive kitchen diner, a true haven for family gatherings and culinary adventures. Featuring three windows that bathe the room in natural light, this space is as functional as it is stylish.

The tiled floor adds a touch of sophistication, while the ample room ensures there's plenty of space for everyone to come together and create lasting memories.







The apartment boasts two double bedrooms and a single bedroom, each offering a peaceful retreat for rest and relaxation. The master bedroom is particularly spacious, providing a serene haven at the end of a long day. The additional two bedrooms are equally comfortable, perfect for family, guests, or a home office setup.



You'll find both a modern shower room and a bathroom, designed with convenience and comfort in mind. Whether you prefer a quick, refreshing shower or a leisurely soak in the bath, both options are readily available.





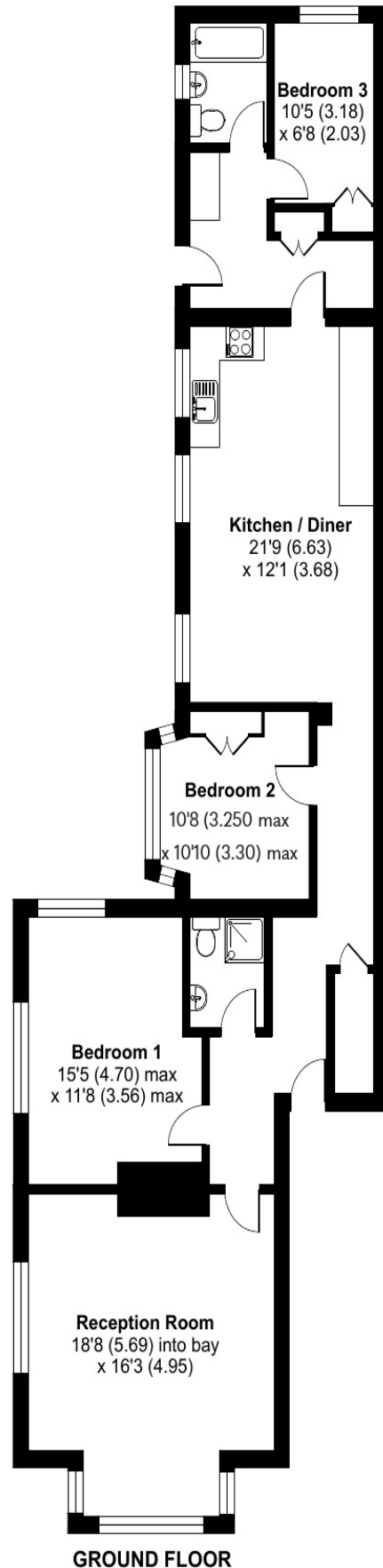
One of the standout features of this property is its private garden, a rare gem for apartment living. This outdoor oasis is adorned with a delightful selection of mature plants and shrubs, offering a tranquil escape for gardening enthusiasts and a lovely spot for al-fresco dining.

The garden also provides direct access to your own parking space through a private gate, ensuring both convenience and security.

This exquisite apartment truly offers a unique lifestyle opportunity, combining spacious and stylish interiors with the allure of a prime location near the town centre and seafront. Don't miss your chance to make this exceptional property your new home. Contact us today to arrange a viewing and experience the charm and elegance of this stunning residence for yourself.







**GROUND 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.

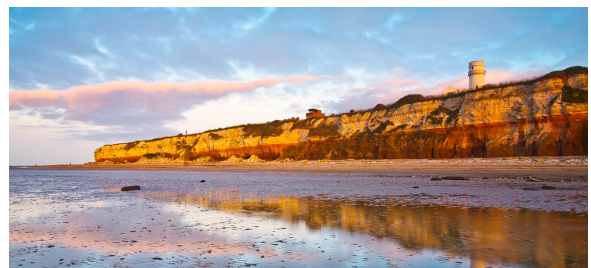
Facing west across The Wash, 'sunny Hunny' as the locals fondly call it, is famous for its incredible sunsets and in the summer months it's customary to head to the green, beach or one of the Victorian squares to watch the daylight

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.





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### SERVICES CONNECTED

Mains water, electricity, gas and drainage.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

D. Ref: 0390-2515-7040-2724-2785

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. The property owns 1/3 share, with a lease term of 125 years from 2004. The current service charge is £500 per annum. Pets and holiday letting are not permitted.

### LOCATION

What3words: ///overjoyed.loans.overpower

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.

# SOWERBYS



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