



THE STORY OF

23 Westcliffe Court

Hunstanton, Norfolk

SOWERBYS



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23 Westcliffe Court

Cliff Parade, Hunstanton
Norfolk

Wonderful Top Floor Apartment

Spacious Sitting/Dining Room

Two Double Bedrooms

Amazing Sunset Views

Private Balcony

Private Garage

A Short Walk from Town Centre

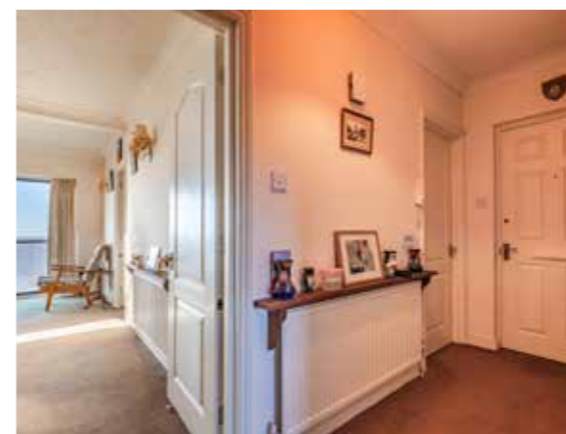
No Onward Chain

SOWERBYS HUNSTANTON OFFICE

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A wonderfully positioned top floor apartment, 23 Westcliffe Court sits on the stunning seafront of Hunstanton. Offering unparalleled views of The Wash and its famous sunsets, this is your opportunity to own a coastal retreat that perfectly blends relaxation and convenience.

As you step inside, you'll be greeted by a light-filled sitting/dining room, the heart of the home, where you can relax and soak in the breathtaking views from two large windows. The sitting room opens onto a private balcony, the perfect spot to enjoy your morning coffee, savour evening drinks, or simply watch the sun dip below the horizon, painting the sky in vivid hues of orange and pink.

The dining area is spacious and versatile, offering the potential to convert to a third bedroom, making this property adaptable to your needs. The kitchen is well-equipped for creating meals to enjoy with family or friends while looking out at the ever-changing seascape.

The apartment boasts two double bedrooms and a family bathroom that completes the interior, designed to provide convenience and functionality.

Beyond the apartment, the property includes a private garage, ensuring secure off-street parking— a rare and valuable feature in such a prime location.

Located just a short stroll from Hunstanton town centre, you will have easy access to its charming shops, restaurants, and amenities, all the while being steps away from the beach and promenade. Whether it is leisurely walks along the shore, exploring local attractions, or simply enjoying the beauty of seaside living, this home offers it all.



Many an evening has
been spent enjoying the
ever-changing view here.





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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Hunstanton

A VICTORIAN TOWN WITH
WORLD-FAMOUS CLIFFS

Who wouldn't want a place by the sea? Hunstanton, a traditional, unspoilt coastal town, is perfect for a beach walk and a fish and chip supper. For residents, this Victorian gem offers even more.

Founded in 1846 by Henry Le Strange as a Victorian Gothic bathing resort, Hunstanton thrived with the railway from King's Lynn, becoming a top day-trip destination. Today, holidaymakers flock to Searles Leisure Resort, enjoy boat trips on the Wash Monster, fairground rides, and traditional arcades. The Princess Theatre, renamed in the 80s for Lady Diana Spencer, hosts live performances, films, and seasonal pantos. Golf enthusiasts can play mini-golf, pitch & putt, and the renowned Links course in Old Hunstanton.

Facing west across The Wash, "Sunny Hunny" is famous for its sunsets. Summer evenings are perfect for watching the sun set from the green, beach, or Victorian squares. Impressive Victorian and Edwardian properties line these squares, alongside contemporary homes, apartments, and senior living accommodations. Education options include a primary and secondary school (Smithdon High, a Grade II listed building), and Glebe House School, a co-educational prep school. Amenities feature a GP surgery, post office, leisure pool, and gym at The Oasis, overlooking the sea.

Local shopping includes Tesco, Sainsbury's, and a Lidl nearby in Heacham, along with a fantastic local greengrocer and award-winning deli. Dining options range from full English breakfasts to afternoon tea at Berni Beans and relaxing at wine bar Chives.

Hunstanton attracts young families, professionals, and retirees seeking a slower pace of life. Discover why this charming town is the perfect coastal retreat.



Note from Sowerbys



Hunstanton Sea Front.

“The most ideal location for access to the town and leisurely weekend walks.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 9310-2411-2420-2294-0535

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.

Over 900 years remaining. £1680 annual service charge.

LOCATION

What3words: ///kings.vampire.importing

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

To mark our 30th anniversary year, we're making a donation
to these Norfolk charities every time we sell a home

Nelson's
Journey

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

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