

THE STORY OF

The Loft

Hunstanton, Norfolk

SOWERBYS



S

The Loft

Flat 7 Connaught House, Boston Square,
Hunstanton, PE36 6DU



Two Bedroom Top Floor Apartment

Magnificent Views

Stairs and a Lift to Floor Below

Excellent Decorative Order

Successful Holiday Let



On the corner of Boston Square and Cliff Parade, enjoy breath-taking views over The Wash from this stylish two-bedroom apartment. Designed to complement modern living, this attractive apartment is not only a tranquil retreat, but also a fantastic holiday let for the current owner.

Situated above Elizabeth House, access to 'The Loft' is through Connaught House, which has both a staircase and a lift to the floor below, leaving only a short walk to the apartment.

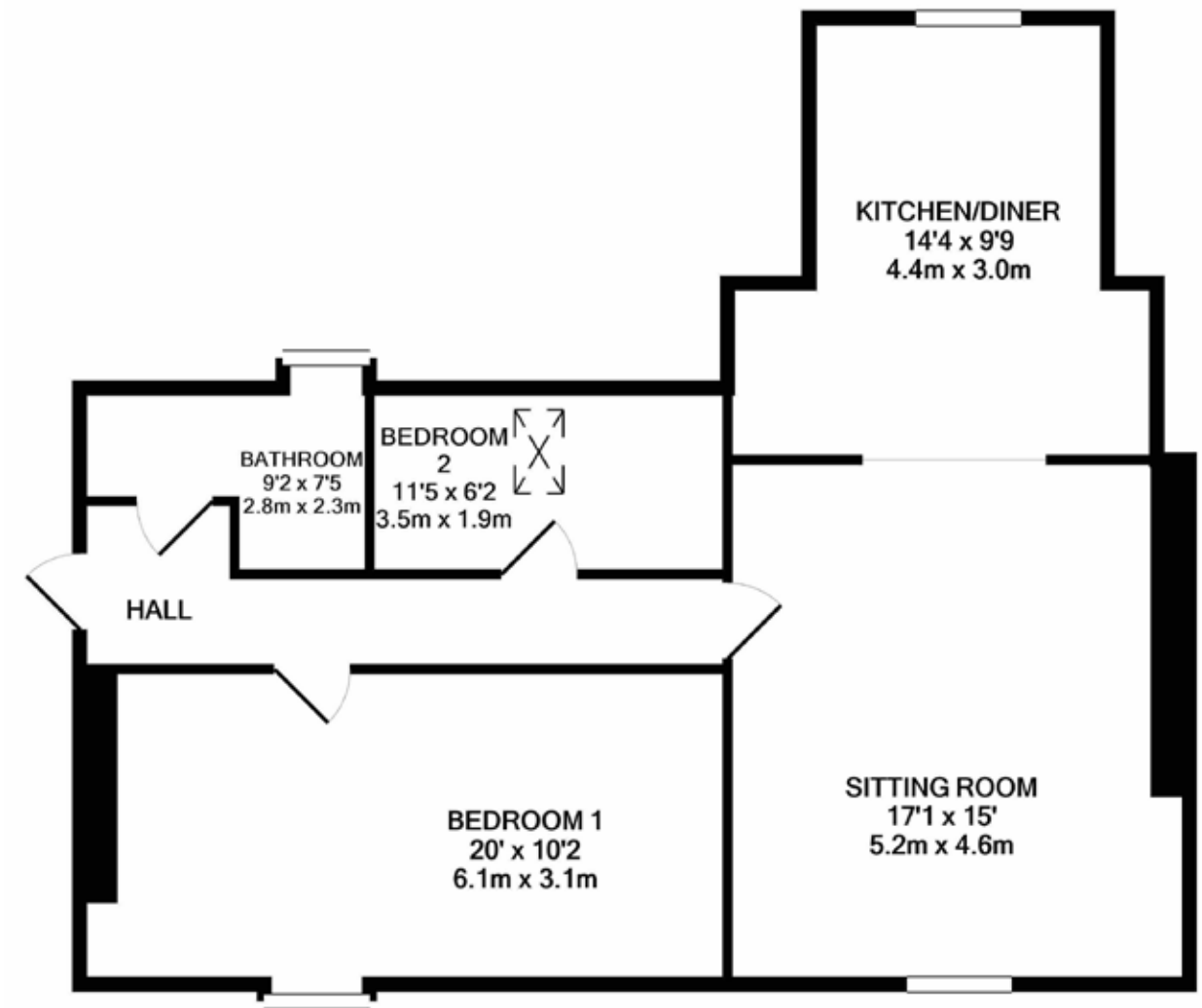
Inside, you'll find a generously proportioned living room, adorned with natural light streaming through its

windows. An archway guides you into the kitchen/breakfast room, with plenty of room to cook and host dinners for family and friends, while also providing a bright space to sit down and enjoy your morning coffee.

Two comfortable bedrooms are served by the well-appointed family bathroom.

Impeccably maintained, this apartment boasts excellent decorative order, allowing you to settle in effortlessly and immediately embrace your new lifestyle. The majority of its contents will also be included in the sale, ensuring a seamless move-in experience.

SOWERBYS HUNSTANTON OFFICE
01485 533666
hunstanton@sowerbys.com



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.

Copyright V360 Ltd 2022 | www.houseviz.com

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.



The beautiful sunset at Hunstanton



SERVICES CONNECTED

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

COUNCIL TAX

Currently un-banded due to being utilised as a holiday let.

ENERGY EFFICIENCY RATING

C. Ref:- 0684-5000-7207-2927-6204

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 with 989 years remaining on the lease, and sold with a quarter share of freehold. Each of the four owners contribute to the cost of repairs for communal areas as and when needed. There is an annual service charge of £990.00 payable to Connaught House and an annual service charge of £1,000.00 payable to Elizabeth House, in addition to the annual building insurance.

LOCATION

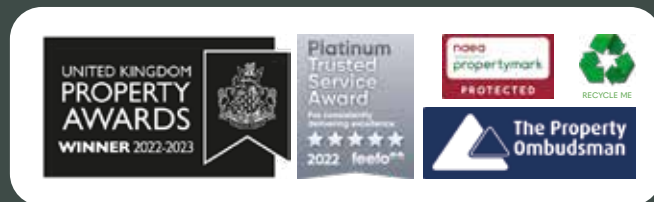
What3words: ///oppose.reframe.blissful

AGENT'S NOTE

The images of this home have been used from prior marketing, circa 2020.

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



Sowerbys Estate Agents Limited is a company registered in England and Wales,
company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL