



THE STORY OF

Flat 3 Britannia House

Hunstanton, Norfolk

SOWERBYS



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Flat 3 Britannia House

Hunstanton, Norfolk
PE36 6DY

Spacious Three Double
Bedrooms and Two Bathrooms

Three Reception Rooms

Amazing Sea Views

Off-Street Parking

Short Walk to Beach
and Town Centre

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Perched atop Britannia House, this exceptionally spacious three-bedroom apartment spans the top two floors of a charming Victorian building, offering some of the finest views in the area. With dual-aspect windows—one framing the picturesque Hunstanton town and pier, and the other showcasing uninterrupted sea views—this home is perfectly positioned to enjoy breathtaking sunsets over the water.

The first floor boasts two generous reception rooms, both overlooking the sea. One benefits from dual-aspect windows and access to a small balcony, while the other, currently used as a dining room, has also served as a fourth bedroom when needed. A well-proportioned kitchen diner provides ample space for family gatherings, and a convenient shower room completes this level.

Upstairs, three spacious bedrooms offer plenty of natural light and stunning views, accompanied by a family bathroom. While the property would benefit from modernisation, it presents an exciting opportunity to create a truly special home by the coast.

With off-street parking for one vehicle, this apartment is an ideal seaside retreat—a perfect home for those seeking space, charm, and unparalleled coastal scenery.





First Floor
Approximate Floor Area
893 sq. ft
(83.00 sq. m)



Ground Floor
Approximate Floor Area
982 sq. ft
(91.25 sq. m)

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.



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band A.

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.

More information to follow.

LOCATION

What3words: ///describes.shirt.reckons

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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