



THE STORY OF

Flat 4, Caledonian Mews

Hunstanton, Norfolk

SOWERBYS



THE STORY OF

Flat 4, Caledonian Mews

Hunstanton, Norfolk
PE36 5AU

No Onward Chain

Two Double Bedrooms

Share of Freehold

Spacious Sitting/Dining Room

Gorgeous Sea Views

Town Centre Location

Over 900 Years on Lease

Courtyard Garden

SOWERBYS HUNSTANTON OFFICE

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Perfectly positioned in the heart of Hunstanton, this beautifully presented apartment offers a wonderful blend of comfort, style, and coastal charm. Boasting spectacular sea views, the property is in excellent condition throughout and ready for immediate occupancy with no onward chain—making it an ideal seaside retreat or home.

As you step inside, you are welcomed by two spacious double bedrooms, each thoughtfully designed to provide a relaxing and peaceful atmosphere. Both are served by a modern bathroom.

The fully fitted kitchen is both stylish and practical, making meal preparation a pleasure with ample counter space and modern appliances.

The true highlight of this home is the upstairs open-plan living and dining area—an impressive space that is bathed in natural light. Whether you're entertaining guests or simply unwinding, the lovely sea views create an ever-changing backdrop to your daily life. Step out onto your private balcony, the perfect place to enjoy a morning coffee or a glass of wine as you watch the sunset over the waves.

Externally, the property benefits from a lovely communal courtyard garden.

With its prime location, stunning sea views, and move-in-ready condition, this apartment presents a rare opportunity to embrace the relaxed coastal lifestyle that Hunstanton is famous for. Whether you're looking for a permanent home or a weekend escape, this property is a true gem by the sea.



... this beautifully presented apartment offers a wonderful blend of comfort, style, and coastal charm.





First Floor
Approximate Floor Area
377 sq. ft
(35.02 sq. m)



Ground Floor
Approximate Floor Area
499 sq. ft
(46.35 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.



Note from Sowerbys



“With its prime location, stunning sea views, and move-in-ready condition, this apartment presents a rare opportunity...”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 0390-2732-3410-2894-6145

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 with over 900 Years left on Lease.
Service charge is approx. £1,000 per annum.

LOCATION

What3words: ///glorious.natively.melts

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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