



THE STORY OF

# Flat D 2 Chalk River Road

*Hunstanton, Norfolk*

SOWERBYS





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## Flat D, 2 Chalk River Road

Hunstanton, Norfolk  
PE36 5NT

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No Onward Chain

Two Off-Street Parking Spaces

Open-Plan Kitchen, Dining  
and Sitting Room

Two Double Bedrooms

En-Suite and Family Bathroom

Immaculately Presented

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**SOWERBYS HUNSTANTON OFFICE**

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Located in the beautiful Victorian coastal town of Hunstanton, this exceptional, modern two-bedroom apartment offers the perfect base to enjoy all that the charming town and surrounding coastal villages has to offer. Whether you're strolling along the beach, enjoying a coffee at a nearby café, or exploring nearby beauty spots, everything you need is right on your doorstep.

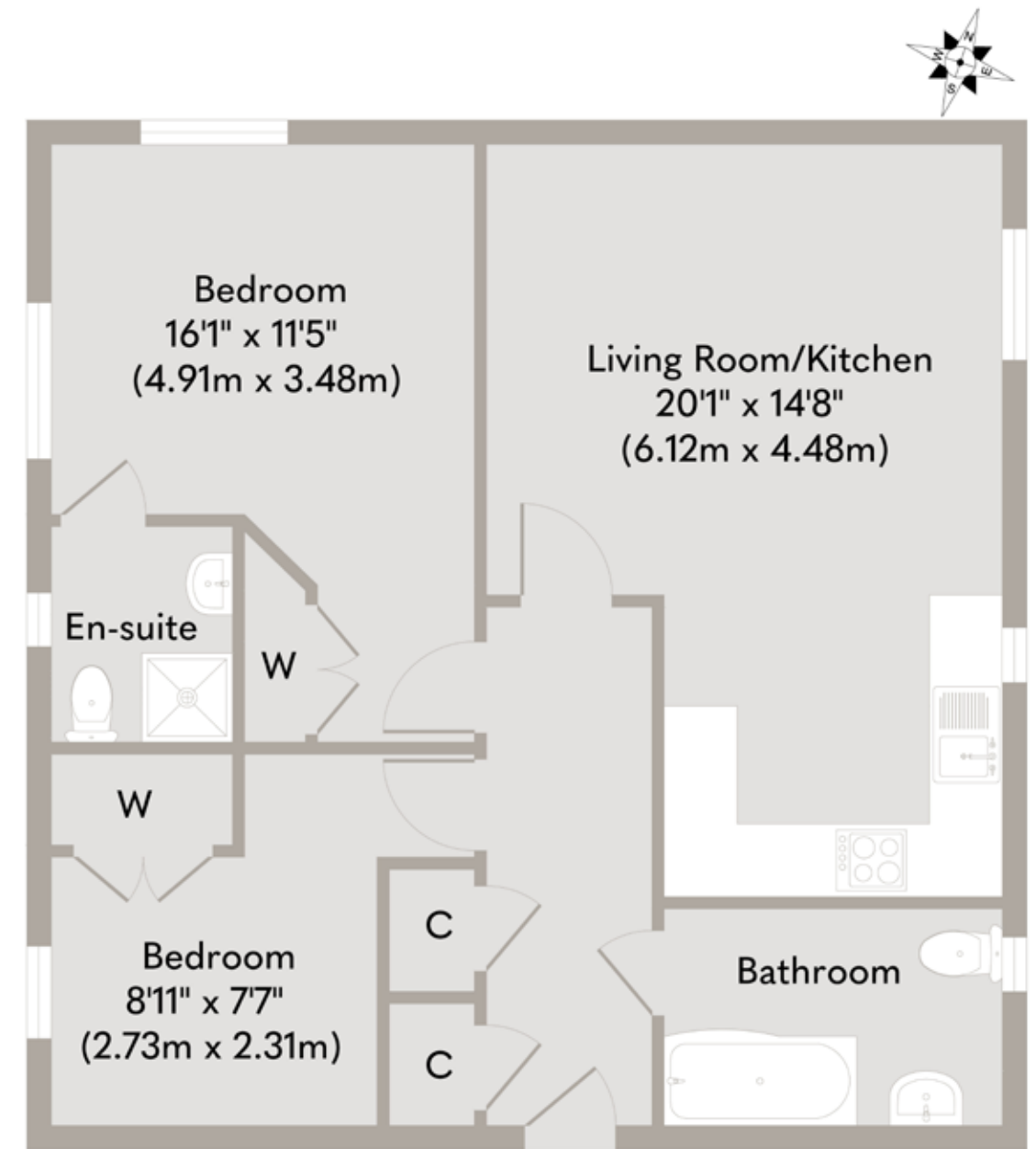
The property was built approximately four years ago and the current owners have kept it in immaculate condition. Step inside, and the entrance hallway leads you through to the beautifully presented open-plan kitchen, living, and dining space - a bright and airy hub designed for both relaxing and entertaining.

Both bedrooms are doubles, with the principal bedroom being particularly spacious and benefitting from its own sleek en-suite shower room and a glimpse of the sea. The second bedroom is served by a family bathroom - ideal for guests or family members. Both bedrooms come with storage options, a rarity with modern design properties.

Outside, the property comes complete with two allocated parking spaces, providing added ease for everyday living or weekend escapes as well as a bike store and bin storage area.

Whether you're seeking a permanent residence or a stylish coastal retreat, this apartment is a perfect blend of comfort, convenience, and seaside charm.





Approximate Floor Area  
678 sq. ft  
(63.02 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



Aerial view of Hunstanton

“Whether you’re strolling along the beach, enjoying a coffee, or exploring nearby beauty spots, everything you need is right on your doorstep.”



## SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

B. Ref:- 1239-0737-9000-0075-1292

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 approximately 120 Years remaining on lease. The service charge is £1,083.92 per annum.

## LOCATION

What3words: ///only.enchanted.disco

## AGENT'S NOTE

A pet is allowed, subject to approval from the management company.

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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