



INTRODUCING

Flat 4 Manor Park

Hunstanton, Norfolk

SOWERBYS



THE STORY OF

Flat 4 Manor Park

Hunstanton, Norfolk
PE36 5AY

First Floor Apartment

Two Bedrooms

Perfect Bolt Hole

Walking Distance to
Shops and Beach

Recently Renovated

Currently a Holiday Let

Nestled just moments from the seafront, this beautifully presented first-floor apartment offers an enviable coastal lifestyle in the heart of Norfolk. Lovingly updated by the current owner, the flat boasts a fresh, modern finish throughout and is offered with a full 12-month occupancy and a 96-year lease.

Inside, a bright and airy open-plan lounge and kitchen area awaits – perfect for relaxed mornings with a cuppa or cosy evenings after a day by the sea. There are two bedrooms, complemented by a newly fitted family bathroom that adds a touch of luxury.

Step outside onto your private balcony, ideal for enjoying an evening drink as the sun sets in the distance.

Currently operating as a successful holiday let, the property would make an ideal seaside retreat for families or couples seeking a peaceful escape by the coast. Whether you're watching the waves roll in, strolling along the beach, or exploring the charm of the nearby North Norfolk Coast, life here feels like a breath of fresh sea air.

SOWERBYS HUNSTANTON OFFICE

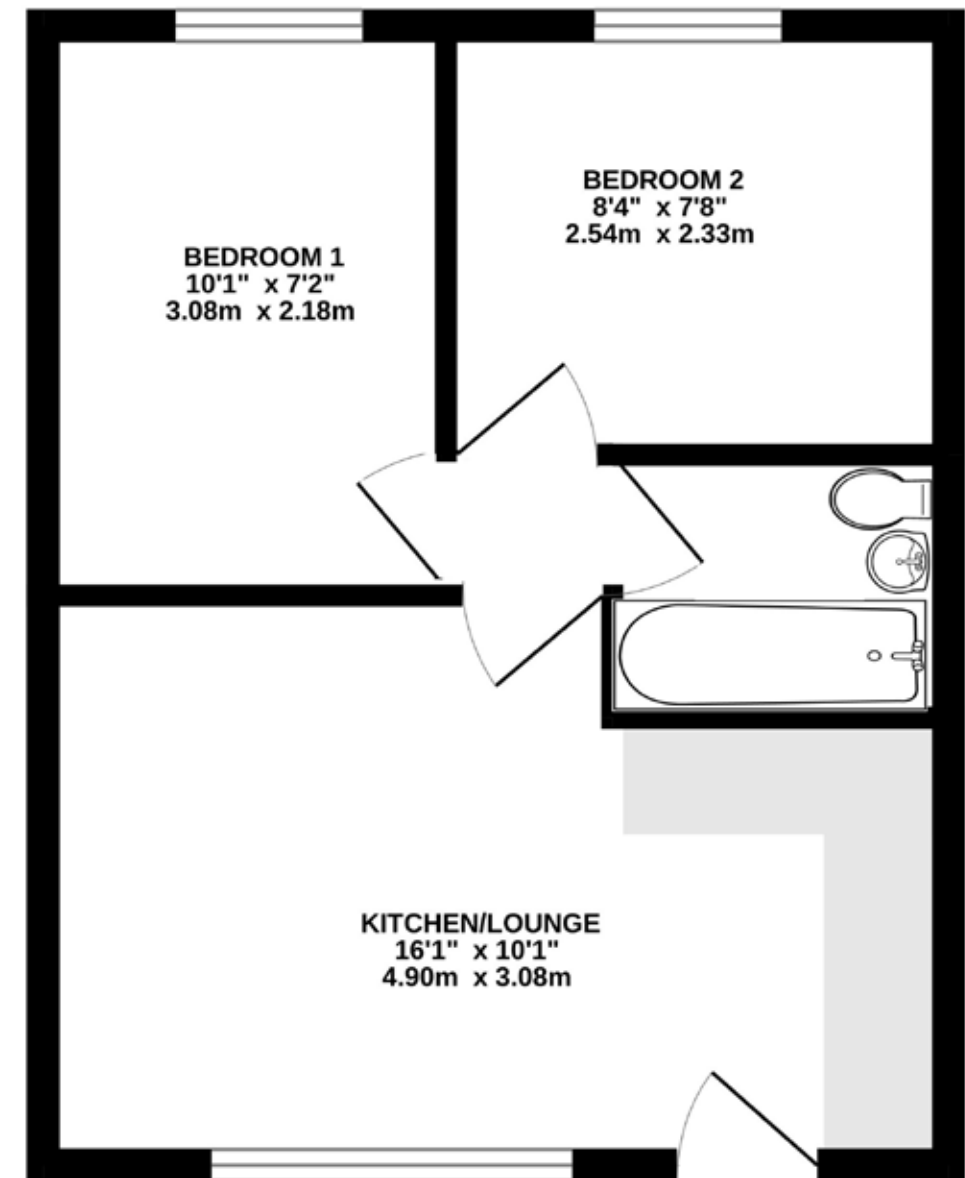
01485 533666

hunstanton@sowerbys.com





GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



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 2025 | www.houseviz.com

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



"... this beautifully presented first-floor apartment offers an enviable coastal lifestyle in the heart of Norfolk."



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Currently unbanded due to being a holiday let.

ENERGY EFFICIENCY RATING

D. Ref:- 2628-0159-1733-1230-7152

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.

96 years remaining on lease.

Service charge: £965 per annum which includes electric rates.

LOCATION

What3words: ///samplers.himself.shocks

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.



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

