



INTRODUCING

# Flat 15, Garden House

*Hunstanton, Norfolk*

# SOWERBYS

S

THE STORY OF

# Flat 15, Garden House

Hunstanton, Norfolk  
PE36 6DU

Second Floor Apartment

Two Double Bedrooms

Shower Room

Popular Coastal Town Location

Stunning Sunset Views

Off Road Parking

Few coastal towns boast both history and a thriving community like Hunstanton does. A stroll along the cliff tops and past Boston Square Gardens, reveals a lineage of converted Victorian apartments enjoying not only a prime location, but also stunning sea views.

Flat 15, The Garden House is located on the second floor of the converted building and has the added bonus of a fully working lift - a rare feature for the area. Being on the second floor, the position takes full advantage of the stunning views, not only of the sea with west-facing sunsets, but also over to Boston Square, a haven for wildlife with a selection of evergreen and flowering shrubs, and a lovely spot to relax and soak in the outdoor ambiance.

Accommodation consists of two double bedrooms, with the current owners cleverly using the large principal bedroom as a separate reception room. Double doors from the kitchen open through to the sitting room creating an open-plan space to enjoy, but can also be closed off whilst cooking, and finally a shower room completes the accommodation.

There is a well-maintained communal entrance hall with entry phone system, and outside is a large car park with a gated entrance, where there is ample space for both owners and visitors.

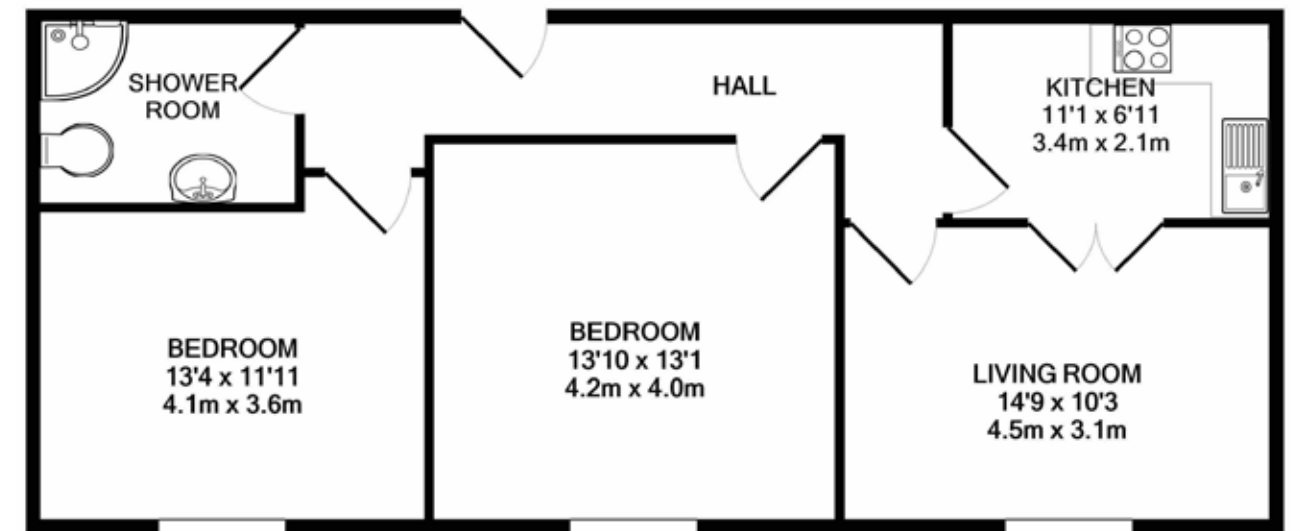
SOWERBYS HUNSTANTON OFFICE

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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.

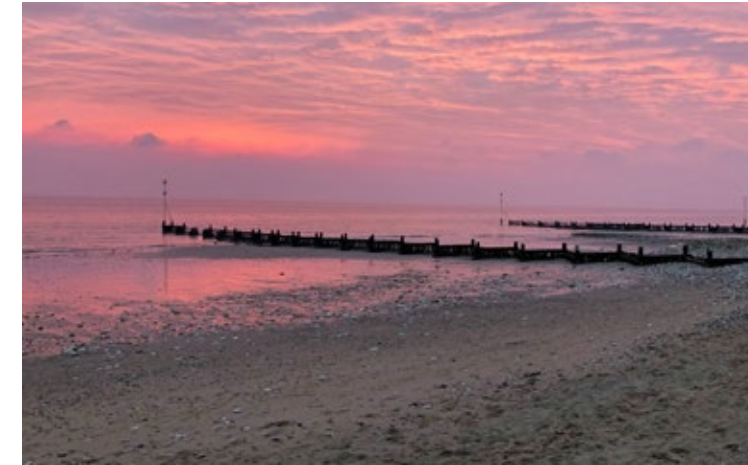
Facing west across The Wash, "Sunny Hunny" is famous for its sunsets. Summer evenings are perfect for watching the sun set from the green, beach, or Victorian squares. Impressive Victorian and Edwardian properties line these squares, alongside contemporary homes, apartments, and senior living accommodations. 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 the Vendor



Hunstanton Sunset

"... takes full advantage of the stunning views, not only of the sea with west-facing sunsets, but also over to Boston Square."



## SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric night storage heaters.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

D. Ref:- 8503-7827-5060-9027-3926

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 approximately 100 years remaining on the lease.  
There is a combined annual service charge and ground rent of £1046 per annum.

## AGENT'S NOTE

No pets are allowed. Minimum let term is 6 months.

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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