



THE STORY OF

# 1 Riverside Court

*King's Lynn, Norfolk*

SOWERBYS





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# 1 Riverside Court

South Quay, King's Lynn  
PE30 5DB

Grade II Listed One-Bedroom Townhouse

Two-Storey Accommodation with Flexible Layout

Private Gated Parking Space

Walled Courtyard Garden Exclusive to the Property

Shared Communal Courtyard for Additional Outdoor Space

Light-Filled First Floor Living Room with Rooftop and River Views

Ground Floor Double Bedroom and Family Bathroom

Charming Conservatory Opening to the Garden

Prime Riverside Location Near King's Lynn Town Centre

Walking Distance to Station with Direct Trains to Cambridge & London

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Beautifully arranged over two floors, this charming Grade II listed townhouse is perfect for those seeking a stylish town base, a unique home with character, or a promising investment.

The interiors provide a blank canvas, inviting creativity and vision—whether you're drawn to crisp contemporary finishes or wish to echo the period elegance that surrounds.

The ground floor includes a welcoming reception room, a conservatory opening to the private courtyard garden, a double bedroom, and a well-appointed family bathroom with utility space. Upstairs, the spacious first-floor living room enjoys rooftop views across the town towards the River Great Ouse, while the separate kitchen provides scope for reconfiguration, subject to any necessary consents. Accessed from the first floor landing via the loft hatch is a substantial attic space.

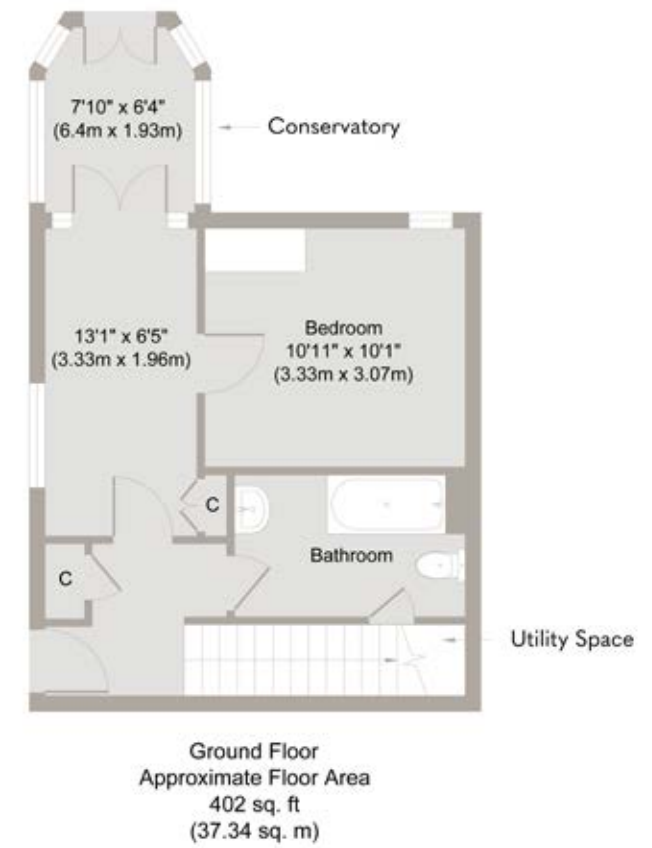
Outside, a private walled courtyard garden offers a quiet retreat, while residents also benefit from access to a communal courtyard—ideal for entertaining in the warmer months.

A particular highlight is the gated private parking space (No.11)—a rare find in such a central location. The town centre, riverside walks, and mainline station with direct trains to Cambridge and London are all within easy reach.

1 Riverside Court is a home that combines heritage with lifestyle—perfect for first-time buyers, downsizers or investors alike.







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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# King's Lynn

A HISTORIC MARKET TOWN  
IN WEST NORFOLK

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route.



*Note from Sowerbys*



The Gated Private Parking Space

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## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Mains gas fired central heating through a backboiler.

## COUNCIL TAX

Band A.

## ENERGY EFFICIENCY RATING

D. Ref:- 1590-6076-0622-1496-3243

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

Freehold.

## LOCATION

What3words: ///slope.moment.poster

## AGENT'S NOTE

The property is subject to a service charge of £30 PCM for the maintenance of the car park and shared communal gardens.

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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