



Introducing
Flat 2, 3 St Johns Terrace,
King's Lynn

SOWERBYS

Located in the heart of King's Lynn town centre, this well-presented studio flat offers convenient, comfortable living within walking distance of shops, restaurants, transport links, and local amenities.

The property features a bright and spacious living/bedroom area, enhanced by a large window that allows plenty of natural light to fill the space.

The separate kitchen provides ample storage and worktop space, and the bathroom is fitted with a shower, basin, and WC.

The flat benefits from electric heating throughout and access to a communal rear garden, offering a pleasant outdoor space to enjoy.

This studio is ideal for a single occupant seeking a well-located, easy-to-maintain home right in the town centre.

KING'S LYNN

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 reach 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.

AGENTS NOTE

No pets.

No parking.

Unfurnished.

Electric heating.

Appliances: electric oven and washing machine.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

E. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3words: ///heap.grants.brain



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

