



**Plot 2, Styleman Court, Southend Road, Hunstanton, PE36
5AW**

welcome to

Plot 2, Styleman Court Southend Road, Hunstanton

****Launching from William H Brown, Hunstanton**** Plot 2, Styleman Court is a 1st floor, 2 bedroom apartment with open plan kitchen diner & living area with sea views, parking, EV charging infrastructure and situated close to the town centre.

Hallway

Two storage cupboards.

Kitchen

9' 6" x 11' 5" (2.90m x 3.48m)

Living/ Dining

12' 6" x 11' 7" (3.81m x 3.53m)

Bedroom 1

13' 6" x 11' 11" (4.11m x 3.63m)

Bedroom 2

15' 7" x 9' 6" (4.75m x 2.90m)

Bathroom

Outside

Carport parking space, EV charging infrastructure.

Hunstanton

Hunstanton is a 19th century seaside town in Norfolk, which has a population of circa 5000 people. Being the only west facing resort on the east coast of England, makes it one of the few places where the sun sets over the sea.

There are two sides to Hunstanton, the elegant old Victorian town with its Esplanade Gardens and rather sedate air of days gone by and the lively buzzing family centre with a large sandy beach, pony rides, amusements and summer season theatre. In good weather, excursion boats take visitors out to view grey and common seals that have colonised sand bars in the Wash and to the north of Norfolk. Old Hunstanton has more of a village feel, with its beach, including rock pools, lighthouse and backed by famous red and white striped cliffs.

Hunstanton has an aquarium and seal sanctuary, leisure pool, Princess Theatre, some amusement arcades, pier and a long promenade. The centrepiece remains the large sloping green from one end of the High Street to the promenade. Hunstanton has markets on Wednesdays and Sundays selling fresh fish and fresh fruit and vegetables but also benefits from a Tesco Superstore and Sainsbury's Local store. The High Street has a mix of national chain shops ie Specsavers, Costa Coffee and Boots as well as many local independents. King's Lynn, is the nearest major town just 14 miles away, offering a wealth of amenities.

Specification (standard)

KITCHEN

Symphony kitchen with soft closers to cupboards and drawers
Zanussi oven
Zanussi 4 burner gas hob & Electrolux chimney hood
Symphony brushed steel splashback
Laminate worktops with upstands
Stainless steel sink
Chrome Monobloc sink mixer tap

BATHROOM

Luxury white sanitary ware
Vanity unit
Porcelanosa fully tiled bath cubical area, with half height tiling to sanitary ware walls
Bath with shower mixer over and shower screen
Shaver point

EN-SUITE (where applicable)

Luxury white sanitary ware
Porcelanosa fully tiled shower cubical area, with half



Styleman Court
HUNSTANTON • NORFOLK





height tiling to sanitary ware

PLUMBING & HEATING

Ideal Logic boiler with thermostatic radiators

INTERIOR FINISHES

4 panel white satin internal doors

Energy efficient UPVC windows and doors

White vinyl matt emulsion painted walls

White sockets and switches

TV point in Bedroom 1 and Living area via media plate

Chrome downlighters to Kitchen area, Bathroom and En-Suite (where applicable)

BT Fibre

EXTERNAL FEATURES

Allocated parking space

EV charging point infrastructure

Two communal bicycle sheds

Smartware chime doorbell

10 year LABC warranty

ENHANCE YOUR NEW HOME WITH A LITTLE HELP FROM THE LOVELL INSPIRATIONS RANGE. ASK YOUR SALES REPRESENTATIVE FOR FURTHER DETAILS.*

* Choices subject to build stage and early reservation.

The Developer

Highly respected Lovell Homes (members of the New Homes Quality Board) are working in partnership with the Borough Council of King's Lynn and West Norfolk to deliver these much-needed homes for local people and are built to a high architectural standard.

Local Connection Criteria

Each home must be purchased as a primary or principal residence of the person entitled to occupy the Unit.

Priority will be given to people who have a local connection within the Borough Council of King's Lynn and West Norfolk.

You may have a local connection to an area or parish if:

- > You currently live within the Borough
- > You have previously lived within the Borough
- > You currently work within the Borough or are being transferred to the Borough for work
- > You have family members (parents, siblings, or children) who have lived in the area for more than 2 years.
- > Live on the fringes of the Borough
- > Exceptional reasons

Evidence of the above criteria may be requested.

Agent's Note

The images, CGI's, dimensions, specifications and plans are provided for guidance purposes only and potential purchasers should satisfy themselves to exact details. The photographs used may be from an alternative home or surrounding area.

Management Charges:

A management company is in place to cover the upkeep and maintenance of the specified shared areas within the development (approx. £75 per home, per month). Pets may be considered, subject to management approval. 999 year Leasehold Tenure.

Please Note the postal address for this home will be: Flat A, 12 Southend Road, Hunstanton, Norfolk, PE36 5AW



view this property online williamhbrown.co.uk/Property/HUN105905



welcome to

Plot 2, Styleman Court, Southend Road, Hunstanton

- AVAILABLE TO RESERVE
- EV charging point infrastructure
- Option to upgrade fittings with an early reservation*
- 2 bedroom first floor apartment
- Allocated carport parking space and visitors parking

Tenure: Leasehold EPC Rating: Exempt

£280,000

directions to this property:

You will find Styleman Court at the town centre end of Southend Road, adjacent to Park Road and Beach Terrace Road at PE36 5AW or what3words: hubcaps.cutlets.detective



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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold marks

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
HUN105905 - 0026

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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