



**Plot 4, Styleman Court, Southend Road, Hunstanton, PE36  
5AW**

**welcome to**

## **Plot 4, Styleman Court, Southend Road, Hunstanton**

**\*\*Launching from William H Brown, Hunstanton\*\*** Plot 4 is a BRAND NEW contemporary, upper ground floor 2 bedroom apartment with carport parking and gated entrance. EV charging infrastructure. 10 year LABC warranty. Upgrades available subject to a early reservation.

### **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 )

### **Outside**

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 As Standard**

#### **KITCHEN**

Symphony kitchen with soft closers to cupboards and drawers  
Zanussi oven  
Zanussi 4 burner gas hob and 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

#### **PLUMBING & HEATING**

Ideal Logic boiler with thermostatic radiators

#### **INTERIOR FINISHES**

4 panel white satin internal doors



**Styleman Court**  
HUNSTANTON • NORFOLK





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 INSPIRATIONS RANGE. ASK YOUR SALES REPRESENTATIVE FOR FURTHER DETAILS.\*

\* Choices subject to build stage and an 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 within this coastal town. Offered with a 10 year LABC warranty and built to a high architectural standard.

#### 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: 14 Southend Road, Hunstanton, Norfolk, PE36 5AW.

Please note that the property is accessed via steps leading from Southend Road.

#### 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.



**view this property online** [williamhbrown.co.uk/Property/HUN105906](http://williamhbrown.co.uk/Property/HUN105906)



welcome to

## Plot 4, Styleman Court, Southend Road, Hunstanton

- AVAILABLE TO RESERVE
- Two bedroom, upper ground floor apartment
- Close to town centre and beach
- Each home must be purchased as a primary or principal residence
- Gas central heating

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:  
HUN105906 - 0009

 william h brown



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**[williamhbrown.co.uk](http://williamhbrown.co.uk)**