

# Styleman Court

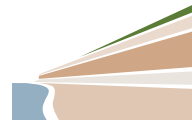
HUNSTANTON • NORFOLK

AN EXCLUSIVE COASTAL DEVELOPMENT  
OF 1, 2 & 3 BEDROOM APARTMENTS





Welcome to



# Styleman Court

HUNSTANTON • NORFOLK

An exclusive new development of luxury apartments situated within easy reach of historic Hunstanton's beautiful seafront and town centre.







## Hunstanton, *a wonderful place to call home*

Hunstanton is unique in that it is an east coast resort that faces west and therefore is one of the sunniest destinations in Norfolk, resulting in some dramatic sunsets. Hunstanton is an elegant Victorian resort and began its life as a purposely-built resort in 1846. In the 1860's, the Lord of the Manor Styleman Le Strange conceived the idea of a place where people could relax by the sea and so he built the Hunstanton we know today.

The town retains elements of the stately Victorian features mixed with modern amenities and attractions including bars, restaurants, a 472 seat theatre, a striking lighthouse, a fairground and an aquarium to name but a few. Hunstanton sits facing west over a wide stretch of shallow and sheltered water known as The Wash, which offers vast stretches of sandy beaches and rock pools to explore. Throughout the year, the large colonies of grey seals that have become a feature of this coast can be seen from guided boat tours as they bask amongst the sand banks.

Hunstanton is renowned for its red and white chalk striped cliffs which form part of the Norfolk Coast Area of Outstanding Natural Beauty and span between the town and Old Hunstanton. They offer home to a variety of birds and are famous for the ancient fossils buried within its chalk. Sat on the top of the cliffs are the imposing lighthouse and the remains of St Edmund's Chapel, a key historic feature that was built in 1272 to commemorate St Edmund landing at this location in 855 to be crowned the King of East Anglia.





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GORTON



## North Norfolk, *and beyond*

Styleman Court is ideally located for exploring North Norfolk offering you a chance to sample all the local village pubs and restaurants, just along the coast Holme Dunes is minutes away for the avid walker, offering the open wilderness of sand dunes, mud flats, salt marshes, water meadows, pine forests and tranquil beaches. The area is teeming with wildlife and is ideal for migrating birds.

Picturesque Brancaster is just over 7 miles away, famous for its long sandy beaches and wonderful opportunities for seal spotting. A little further afield is Burnham Market known as Chelsea by the sea, it is home to an excellent range of pubs and restaurants offering something for all tastes. Why not visit Holkham Hall or carry on to the lovely Wells-next-the-Sea.

King's Lynn can be reached in just over 30 minutes, brimming with history and culture. With a rich maritime past and vibrant present, there is plenty to take in. Boasting live entertainment at the Corn Exchange and Arts Centre, the town also hosts events for all to enjoy throughout its parks and leisure facilities.



### BY ROAD

King's Lynn 15.5 miles

Wells-next-the-Sea 18 miles

Cromer 39 miles

Norwich International Airport 42 miles

Thetford 45 miles

Peterborough 49 miles

### BY RAIL

(From King's Lynn station)

Cambridge 47 mins

Bury St Edmunds 1 hr 04 mins

London King's Cross 1 hr 41 mins

Stansted Airport 1 hr 43 mins





# Styleman Court, *everything you need*

Situated on the junction of Beach Terrace Road and Southend Road. Styleman Court is just a stone's throw from the coast and within 5 minutes of the town centre, the closest supermarket is Tesco (less than half a mile away). The High Street has a mix of national chain shops i.e Specsavers, Costa Coffee and Boots to name a few as well as many fantastic local independents. There are local healthcare facilities in Hunstanton.

Everything you need is within easy reach!



# Ground Floor



### Apartment 16

Kitchen	3.00m x 2.26m	9'10" x 7'4"
Living/Dining	4.80m (max) x 4.23m	15'8" (max) x 13'10"
Bedroom 1	3.15m x 4.25m	10'4" x 13'11"

### Apartment 26

Kitchen	3.59m x 2.10m	11'9" x 6'10"
Living/Dining	4.79m x 4.38m	15'8" x 14'4"
Bedroom 1	3.02m x 4.42m	9'10" x 14'6"
Bedroom 2	3.00m x 4.42m (max)	9'10" x 14'6" (max)



# First Floor



### Apartment 1

Kitchen	2.91m x 3.50m	9'6" x 11'5"
Living/Dining	3.81m x 3.54m	12'6" x 11'7"
Bedroom 1	4.14m x 3.65m	13'6" x 11'11"
Bedroom 2	4.75m x 2.91m	15'7" x 9'6"

### Apartment 4

Kitchen	2.91m x 3.50m	9'6" x 11'5"
Living/Dining	3.81m x 3.54m	12'6" x 11'7"
Bedroom 1	4.14m x 3.65m	13'6" x 11'11"
Bedroom 2	4.75m x 2.91m	15'7" x 9'6"

### Apartment 17

Kitchen	3.00m x 2.26m	9'10" x 7'4"
Living/Dining	4.80m (max) x 4.23m	15'8" (max) x 13'10"
Bedroom 1	3.15m x 4.25m	10'4" x 13'11"

### Apartment 19

Kitchen	3.46m x 2.96m	13'4" x 9'8"
Living/Dining	4.88m x 3.15m	16'0" x 10'4"
Bedroom 1	3.70m x 3.20m	12'1" x 10'5"
Bedroom 2	3.55m x 3.20m	11'7" x 10'5"

### Apartment 22\*

Kitchen	3.59m x 2.10m	11'9" x 6'10"
Living/Dining	4.79m x 4.38m	15'8" x 14'4"
Bedroom 1	3.02m x 4.42m	9'10" x 14'6"
Bedroom 2	3.00m x 3.98m	9'10" x 13'0"

### Apartment 24

Kitchen	3.46m x 2.96m	13'4" x 9'8"
Living/Dining	4.88m x 3.15m	16'0" x 10'4"
Bedroom 1	3.70m x 3.20m	12'1" x 10'5"
Bedroom 2	3.55m x 3.20m	11'7" x 10'5"

### Apartment 27

Kitchen	3.59m x 2.10m	11'9" x 6'10"
Living/Dining	4.79m x 4.38m	15'8" x 14'4"
Bedroom 1	3.02m x 4.42m	9'10" x 14'6"
Bedroom 2	3.00m x 4.42m (max)	9'10" x 14'6" (max)

### Apartment 29

Kitchen	3.46m x 2.96m	13'4" x 9'8"
Living/Dining	4.88m x 3.15m	16'0" x 10'4"
Bedroom 1	3.70m x 3.20m	12'1" x 10'5"
Bedroom 2	3.55m x 3.20m	11'7" x 10'5"

### Apartment 31

Kitchen	3.64m x 2.47m	11'11" x 8'11"
Living	4.03m x 5.64m	13'2" x 18'6"
Dining	2.90m x 3.90m	9'6" x 12'9"
Bedroom 1	3.70m (min) x 2.80m	12'1" (min) x 9'2"
Bedroom 2	4.00m x 2.52m	13'1" x 8'3"
Bedroom 3	2.92m x 2.47m	9'6" x 8'11"

\* Plot 22 is Shared Ownership

# Second Floor



### Apartment 2

Kitchen	2.91m x 3.50m	9'6" x 11'5"
Living/Dining	3.81m x 3.54m	12'6" x 11'7"
Bedroom 1	4.14m x 3.65m	13'6" x 11'11"
Bedroom 2	4.75m x 2.91m	15'7" x 9'6"

### Apartment 5

Kitchen	2.91m x 3.50m	9'6" x 11'5"
Living/Dining	3.81m x 3.54m	12'6" x 11'7"
Bedroom 1	4.14m x 3.65m	13'6" x 11'11"
Bedroom 2	4.75m x 2.94m	15'7" x 9'7"

### Apartment 8

Kitchen	3.25m x 3.23m	10'7" x 10'7"
Living/Dining	5.67m x 3.10m	18'7" x 10'2"
Bedroom 1	3.65m (max) x 3.30m (max)	11'11" (max) x 10'9" (max)

### Apartment 11

Kitchen	3.25m x 3.23m	10'7" x 10'7"
Living/Dining	5.65m x 3.10m	18'6" x 10'2"
Bedroom 1	3.65m (max) x 3.30m (max)	11'11" (max) x 10'9" (max)

### Apartment 14

Kitchen	3.25m x 3.23m	10'7" x 10'7"
Living/Dining	5.65m x 3.10m	18'7" x 10'2"
Bedroom 1	3.65m (max) x 3.30m (max)	11'11" (max) x 10'9" (max)

### Apartment 18

Kitchen	3.00m x 2.26m	9'10" x 7'4"
Living/Dining	4.80m (max) x 4.23m	15'8" (max) x 13'10"
Bedroom 1	3.15m x 4.25m	10'4" x 13'11"

### Apartment 20

Kitchen	3.46m x 2.96m	11'4" x 9'8"
Living/Dining	4.92m x 3.55m	16'1" x 11'5"
Bedroom 1	3.70m x 3.20m	12'1" x 10'5"
Bedroom 2	3.70m x 3.20m	12'1" x 10'5"

### Apartment 23\*

Kitchen	3.59m x 2.10m	11'9" x 6'10"
Living/Dining	4.79m x 4.38m	15'8" x 14'4"
Bedroom 1	3.02m x 4.42m	9'10" x 14'6"
Bedroom 2	3.00m x 3.98m	9'10" x 13'0"

### Apartment 25

Kitchen	3.46m x 2.96m	11'4" x 9'8"
Living/Dining	4.92m x 3.55m	16'1" x 11'5"
Bedroom 1	3.70m x 3.20m	12'1" x 10'5"
Bedroom 2	3.70m x 3.20m	12'1" x 10'5"

### Apartment 28

Kitchen	3.59m x 2.10m	11'9" x 6'10"
Living/Dining	4.79m x 4.38m	15'8" x 14'4"
Bedroom 1	3.02m x 4.42m	9'10" x 14'6"
Bedroom 2	3.00m x 4.42m (max)	9'10" x 14'6" (max)

### Apartment 30

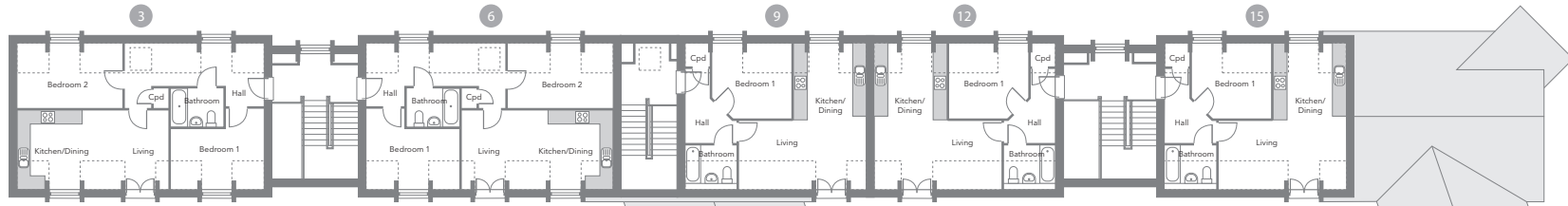
Kitchen	3.46m x 2.96m	11'4" x 9'8"
Living/Dining	4.92m x 3.55m	16'1" x 11'5"
Bedroom 1	3.70m x 3.20m	12'1" x 10'5"
Bedroom 2	3.70m x 3.20m	12'1" x 10'5"

### Apartment 32

Kitchen	3.64m x 2.47m	11'11" x 8'11"
Living	4.03m x 5.64m	13'2" x 18'6"
Dining	2.90m x 3.90m	9'6" x 12'9"
Bedroom 1	3.70m (min) x 2.80m	12'1" (min) x 9'2"
Bedroom 2	4.00m x 2.52m	13'1" x 8'3"
Bedroom 3	2.92m x 2.47m	9'6" x 8'11"

\* Plot 23 is Shared Ownership

# Third Floor



## Apartment 3

Kitchen	2.91m x 3.50m	9'9" x 11'5"
Living/Dining	3.81m x 3.55m (max)	12'6" x 11'7" (max)
Bedroom 1	4.11m x 3.65m (max)	13'5" x 11'11" (max)
Bedroom 2	4.70m x 2.89m	15'5" x 9'5"

## Apartment 6

Kitchen	2.91m x 3.50m	9'9" x 11'5"
Living/Dining	3.81m x 3.55m (max)	12'6" x 11'7" (max)
Bedroom 1	4.11m x 3.65m (max)	13'5" x 11'11" (max)
Bedroom 2	4.70m x 2.89m	15'5" x 9'5"

## Apartment 9

Kitchen	3.28m x 3.23m	10'9" x 10'7"
Living/Dining	5.66m x 3.15m	18'6" x 10'4"
Bedroom 1	3.52m (max) x 3.32m	11'6" (max) x 10'10"

## Apartment 12

Kitchen	3.28m x 3.23m	10'9" x 10'7"
Living/Dining	5.66m x 3.15m	18'6" x 10'4"
Bedroom 1	3.52m (max) x 3.32m	11'6" (max) x 10'10"

## Apartment 15

Kitchen	3.28m x 3.23m	10'9" x 10'7"
Living/Dining	5.66m x 3.15m	18'6" x 10'4"
Bedroom 1	3.52m (max) x 3.32m	11'6" (max) x 10'10"



# Outstanding quality, *inside and out* - all apartments include

## 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
- Choice of laminate worktops with upstands\*
- Stainless steel sink
- Chrome Monobloc sink mixer tap

## Bathroom

- Luxury white sanitary ware
- Fully tiled bath cubical area, with half height tiling to sanitary ware walls
- Choice of tiles available \*
- Bath with shower mixer over and shower screen
- Shaver point

## En-Suite (where applicable)

- Luxury white sanitary ware
- Fully tiled shower cubical area, with half height tiling to sanitary ware walls
- Choice of tiles available \*

## Plumbing and 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



\* Choices subject to build stage



*Enhance your new home with a little help from the 'Inspirations' range. Ask your sales representative for further details.*

# Working in Partnership

Styleman Court will be delivered by the Borough Council of King's Lynn and West Norfolk, in partnership with Lovell Partnerships.

In 2015, the Borough Council of King's Lynn and West Norfolk entered into a Major Housing Partnership with Lovell Partnerships and are set to deliver up to 1,000 homes in the local area. The partnership is delivering on urgent demand for new homes in the area as well as supporting local employment, including apprenticeships.

Styleman Court is just one of the developments which the Borough Council and Lovell are currently working on together as part of this long standing and successful relationship.

Lovell have a strong record of working with local authorities and other partner organisations and provide full development services, including managing the planning and design of new homes, along with building them. As a leading provider of partnership and open-market housing, Lovell Partnerships has expertise in housing-led regeneration including new-build, open market housing, refurbishment, planned maintenance and assisted living.

A Lovell built home is well known for its carefully considered contemporary design, superior specification, exceptional value and sustainable products used wherever possible. So not only does a Lovell Home help to look after the environment, but for homeowners, they also offer excellently insulated, low maintenance properties which stand the test of time.

Working in Partnership

Borough Council of  
**King's Lynn &  
West Norfolk**



**LOVELL**  
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## How to find *Styleman Court*

Upon finding the Redgate Hill roundabout in Hunstanton from the A149 south, take the 2nd exit on to Oasis Way/B1161, at the next round about take 3rd exit onto Southend Road. Styleman Court can be found adjacent to Park Road and Beach Terrace Road.

You will find Styleman Court at PE36 5AW  
what3words: hubcaps.cutlets.detective



**william h brown**

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Working in Partnership

**Borough Council of  
King's Lynn &  
West Norfolk**



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