



Hamon Court, St. Edmunds Terrace, Hunstanton, PE36 5EH

welcome to

Hamon Court St. Edmunds Terrace, Hunstanton

Situated in the centre of Hunstanton close to shops and amenities, is this spacious and well presented 1st floor apartment with SEA VIEWS. There are 2 double bedrooms, ensuite shower and shower room, lounge/diner, kitchen & utility cupboard. It also has a parking space. No onward chain!



Location

Hunstanton is a popular Victorian seaside resort on the coast of north Norfolk. The town offers a wide range of shops including supermarkets, banks and building societies and a bus station with regular services to nearby villages and King's Lynn. The property is just a short walk from the town centre and the beach which has a promenade, funfair, bowls, pitch & putt and sealife sanctuary.

Hunstanton is an ideal location for a holiday home or permanent residence. King's Lynn is approximately 15 miles from Hunstanton and has direct train routes through to Ely, Cambridge and London.

Communal Areas

There is a communal lounge and kitchen where coffee mornings and social events take place. There is also an outside roof terrace with seating and views to the sea.

Communal Entrance Hall

Lift and stairs to the first floor, seating area.

Entrance Hall

Meter cupboard.

Lounge-Diner

18' 5" x 11' 8" (5.61m x 3.56m)

UPVC double glazed window, UPVC doors to Juliette balcony with sea view, feature fireplace.

Kitchen

7' 10" x 7' 2" (2.39m x 2.18m)

Range of wall and base units with worksurfaces and inset sink and drainer. Built in oven and hob with extractor over, fridge/freezer, UPVC double glazed window.

Utility Cupboard

Space and plumbing for washing machine, boiler.

Bedroom One

18' 3" x 10' (5.56m x 3.05m)

UPVC double glazed window, walk-in wardrobe with light.

En-Suite

Walk-in shower, WC, wash hand basin with vanity unit, tiled floor and part tiled walls, heated towel radiator, extractor unit.

Bedroom Two

14' 6" x 8' 11" (4.42m x 2.72m)

UPVC double glazed window.

Shower Room

Shower cubicle, WC, wash hand basin with vanity unit, heated towel radiator, tiled floor and part tiled walls, extractor unit.



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welcome to

Hamon Court, St. Edmunds Terrace, Hunstanton

- First Floor Two Bed Apartment
- Chain Free!
- Communal Terrace & Juliet Balcony with Beautiful Sea Views
- Allocated Parking Space
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Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Floor Plan

£290,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Plan produced for William H Brown. Powered by www.floorplan.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN106230 - 0006

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