



**Caledonian Mews, Westgate, Hunstanton, PE36 5AU**



***welcome to***

**Caledonian Mews, Westgate, Hunstanton**

A spacious apartment in Hunstanton town centre, just a short walk from the beach, promenade & shops. Spread over the first & second floors, the property features a private balcony with sea views, exceptionally large storage, communal parking & a 982-year lease!



Situated in the heart of Hunstanton, this spacious duplex apartment offers a fantastic opportunity to enjoy coastal living within walking distance of the beach, promenade, and town centre amenities. Set over the first and second floors, the property provides generous accommodation, making it ideal as a full-time residence, holiday home, or investment property.

On the first floor, you'll find a well-equipped kitchen complete with a washing machine, integrated dishwasher & integrated fridge/freezer, plus plenty of unit and worktop space, perfect for those who love to cook or entertain. There are also two double bedrooms, one of which features a lofted ceiling, adding character and a sense of openness. A family bathroom completes this level.

A staircase leads to the second-floor lounge, which is a true highlight of the home. With large picture windows flooding the space with natural light, this is the perfect spot to relax. From here, a private balcony offers stunning sea views, allowing you to soak up the coastal atmosphere at any time of day.

The property also benefits from unusually large storage space, a 982-year lease, and 1/9th ownership of the freehold, offering a fantastic long-term investment. Residents have access to communal first-come, first-served parking, adding further convenience.

With no onward chain, this is an excellent opportunity to move straight in and start enjoying everything Hunstanton has to offer.

## **Communal Entrance Door**

### **Entrance Door**

### **Entrance Hall**

### **Bedroom 1**

11' 11" x 10' 3" including wardrobes ( 3.63m x 3.12m including wardrobes )

### **Bathroom**

8' 2" x 5' 7" ( 2.49m x 1.70m )

### **Bedroom 2**

10' 9" x 11' 3" including wardrobes ( 3.28m x 3.43m including wardrobes )

### **Kitchen**

12' 4" x 7' 5" ( 3.76m x 2.26m )

### **Second Floor Lounge**

17' 11" max x 17' 7" max ( 5.46m max x 5.36m max )

### **Balcony**

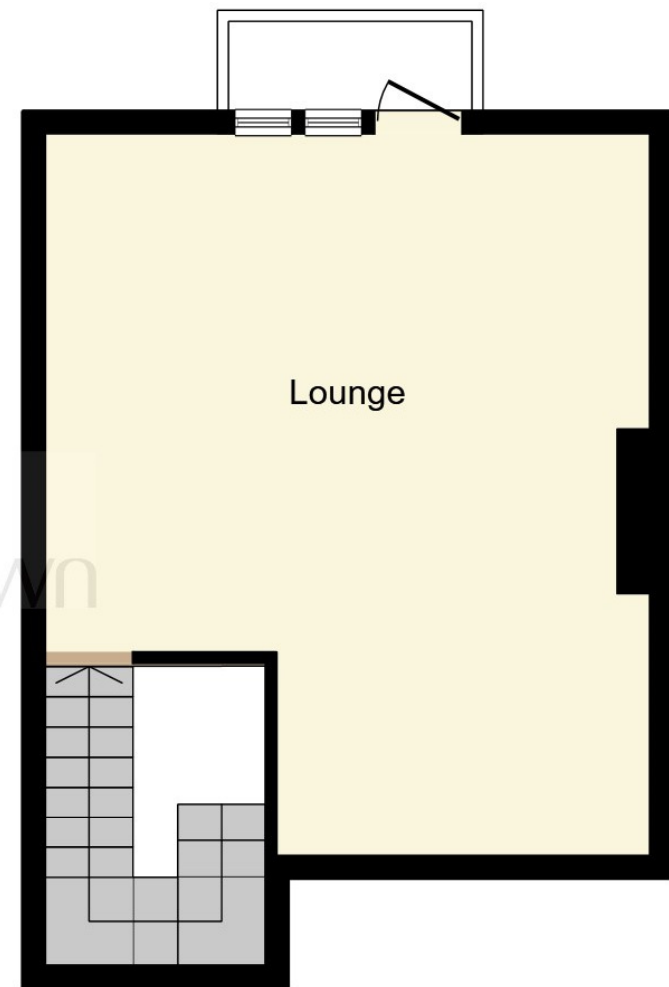


***view this property online*** [williamhbrown.co.uk/Property/HUN106605](http://williamhbrown.co.uk/Property/HUN106605)





**Ground Floor**



**First Floor**

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(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**

## **Caledonian Mews, Westgate, Hunstanton**

- 982-year lease with 1/9th share of the freehold
- Town centre apartment with no onward chain!
- Walking distance to the beach, promenade + shops
- Spacious kitchen with ample worktop + storage space
- Two double bedrooms, one with a lofted ceiling

Tenure: Leasehold EPC Rating: C

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 packs.

**£225,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HUN106605](http://williamhbrown.co.uk/Property/HUN106605)



Property Ref:  
HUN106605 - 0004

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.