



THE STORY OF

Flat 7, Garden House

Hunstanton, Norfolk

SOWERBYS



THE STORY OF

Flat 7, Garden House

Boston Square, Hunstanton
Norfolk PE36 6DU

Characterful Garden
House Development

Prime Boston Square Location

Moments from
Hunstanton Seafront

Central Town Location

Attractive Period Character

Well-Proportioned
Accommodation

Ideal Coastal Retreat

Beach, Promenade and
Amenities on the Doorstep

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A characterful coastal apartment in the heart
of Hunstanton

Set within the characterful Garden House,
right on Boston Square and moments from
Hunstanton's seafront, this appealing apartment
offers an excellent opportunity to enjoy all that
this popular coastal town has to offer.

Stepping inside, the apartment provides
comfortable and well-proportioned
accommodation, with the character of the
building providing a lovely backdrop. The
property would make an equally appealing
permanent home, coastal retreat or holiday
investment, with the beach, promenade and
town centre all within easy reach.

Garden House is a well-established and much-
admired development, with the apartments
benefiting from the building's period character
and the convenience of private residents' parking
- a particularly useful feature in such a central
coastal location.

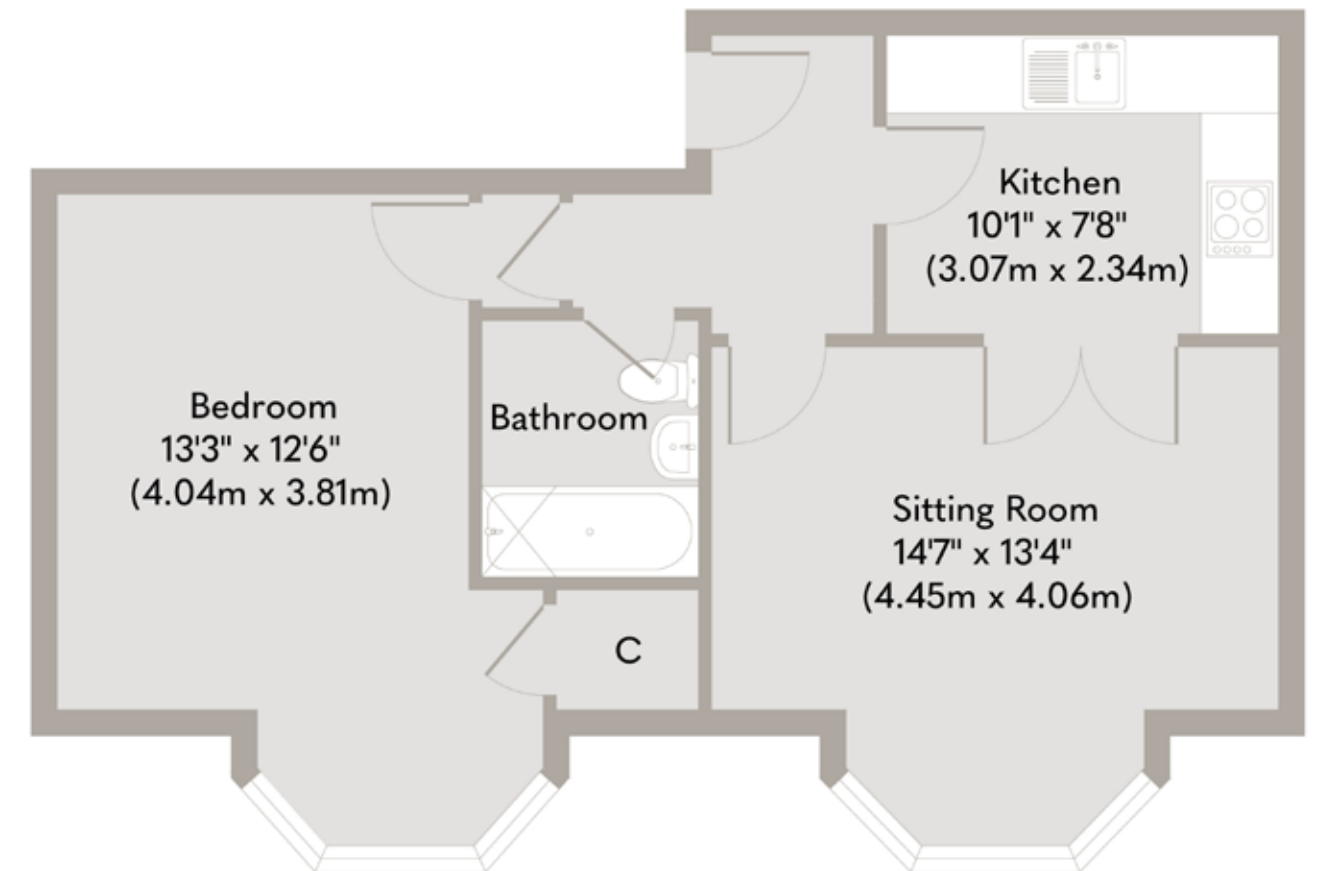
For those looking to embrace a seaside lifestyle,
it is difficult to imagine a more convenient
setting. Stroll across Boston Square to the
promenade for an evening walk, enjoy a coffee
in the town centre or simply make the most of
having the coast on the doorstep.

An appealing opportunity in one of
Hunstanton's most recognisable buildings.



An appealing
opportunity in one of
Hunstanton's most
recognisable buildings





Apartment 7
Approximate Floor Area
521 sq. ft
(48.39 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Hunstanton

A VICTORIAN TOWN WITH
WORLD-FAMOUS CLIFFS

Who wouldn't want a place by the sea? Hunstanton, a traditional, unspoilt coastal town, is perfect for a beach walk and a fish and chip supper. For residents, this Victorian gem offers even more.

Founded in 1846 by Henry Le Strange as a Victorian Gothic bathing resort, Hunstanton thrived with the railway from King's Lynn, becoming a top day-trip destination. Today, holidaymakers flock to Searles Leisure Resort, enjoy boat trips on the Wash Monster, fairground rides, and traditional arcades. The Princess Theatre, renamed in the 80s for Lady Diana Spencer, hosts live performances, films, and seasonal pantos. Golf enthusiasts can play mini-golf, pitch & putt, and the renowned Links course in Old Hunstanton.

Facing west across The Wash, "Sunny Hunny" is famous for its sunsets. Summer evenings are perfect for watching the sun set from the green, beach, or Victorian squares. Impressive Victorian and Edwardian properties line these squares, alongside contemporary homes, apartments, and senior living accommodations. Education options include a primary and secondary school (Smithdon High, a Grade II listed building), and Glebe House School, a co-educational prep school. Amenities feature a GP surgery, post office, leisure pool, and gym at The Oasis, overlooking the sea.

Local shopping includes Tesco, Sainsbury's, and a Lidl nearby in Heacham, along with a fantastic local greengrocer and award-winning deli. Dining options range from full English breakfasts to afternoon tea at Berni Beans and relaxing at wine bar Chives.

Hunstanton attracts young families, professionals, and retirees seeking a slower pace of life. Discover why this charming town is the perfect coastal retreat.



Note from the Vendor



“A characterful
coastal apartment
in the heart of
Hunstanton”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref - 0275-2817-6475-2290-8121

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Leasehold with share of freehold.

99 years remaining.

Service charge: 109 per annum

LOCATION

What3words: /// downsize.toggle.decorator

AGENT'S NOTE

No holiday lets permitted.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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