

THE STORY OF

14 Cliff Court

Hunstanton, Norfolk

SOWERBYS

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14 Cliff Court

Hunstanton, Norfolk
PE36 6DZ

Well-Presented Two-Bedroom
First-Floor Apartment

Two Double Bedrooms

Open-Plan Sitting and Dining Room

Attractive Parquet Flooring

Private Balcony with Far-Reaching Views

Beautiful Sunset Views

Well Equipped Kitchen with Good Storage

Allocated Off-Road Parking

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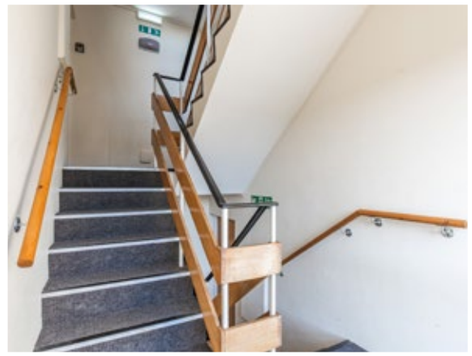


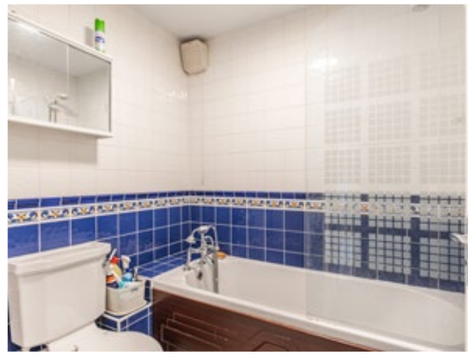












Situated in a desirable position, this well-presented two-bedroom apartment enjoys far-reaching views and the added benefit of a private balcony, providing the perfect spot to relax and take in the beautiful sunsets.

The accommodation is thoughtfully arranged, with two double bedrooms, one of which benefits from built-in wardrobes, and a family bathroom. The open-plan sitting and dining room provides a lovely setting for both everyday living and entertaining, with sliding doors opening onto the balcony and allowing plenty of natural light to flood the room. The parquet flooring adds a lovely feature to this sociable living space.

The adjoining kitchen offers a good range of storage and worktop space, with a window providing stunning views and abundant natural light.

Externally, the apartment benefits from allocated off-road parking.

Whether enjoying a morning coffee overlooking the views, unwinding at the end of the day or making the most of the sunsets from your own balcony, this apartment offers a wonderful opportunity to enjoy comfortable living in a particularly appealing setting.

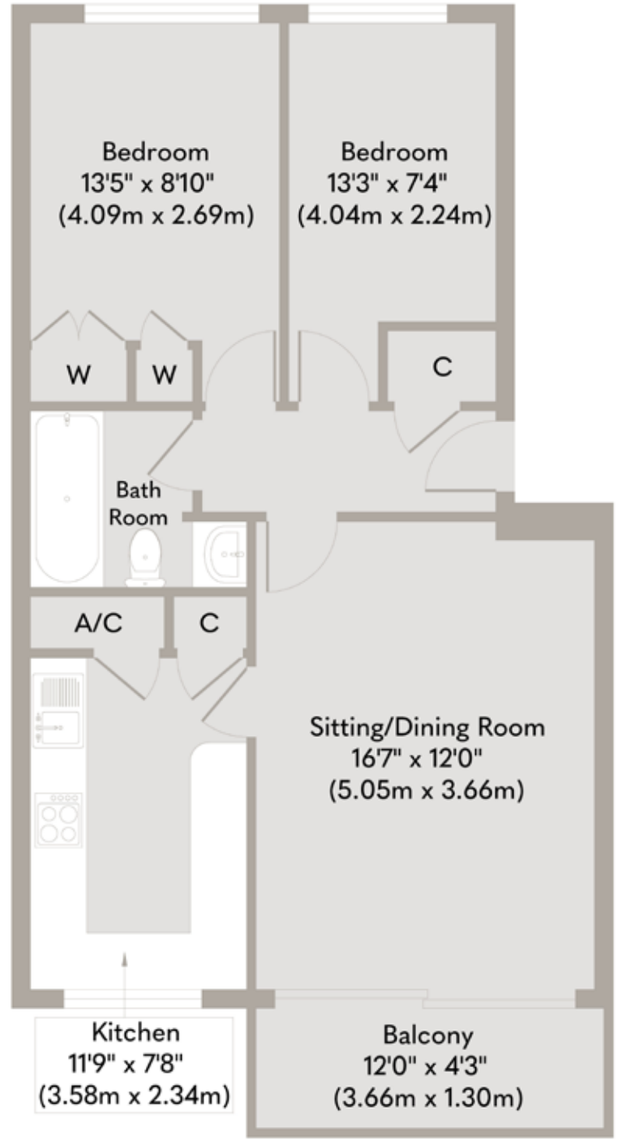












Approximate Floor Area
623 sq. ft
(57.87 sq. m)

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 Sowerbys



"Whether taking in the view over morning coffee or enjoying sunsets from your own balcony, this is comfortable living in a wonderful coastal setting."

SERVICES CONNECTED

Mains electricity, water and drainage. Electric heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 9300-2389-5690-2396-8865.

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. The lease has 987 years remaining with a 1/24 share of freehold. £1,050 service charge which includes building insurance, water charge and maintenance.

LOCATION

What3words: ///shifters.user.whites

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SOWERBYS

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