



THE STORY OF

Flat 11, Garden House

Hunstanton, Norfolk

SOWERBYS



THE STORY OF

Flat 11, Garden House

Boston Square, Hunstanton, Norfolk
PE36 6DU

No Upward Chain

Seafront Apartment

Two bedrooms

Light and Airy Sitting Room

Well-Appointed Kitchen

Family Bathroom

Immaculate Condition

Private Parking

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com

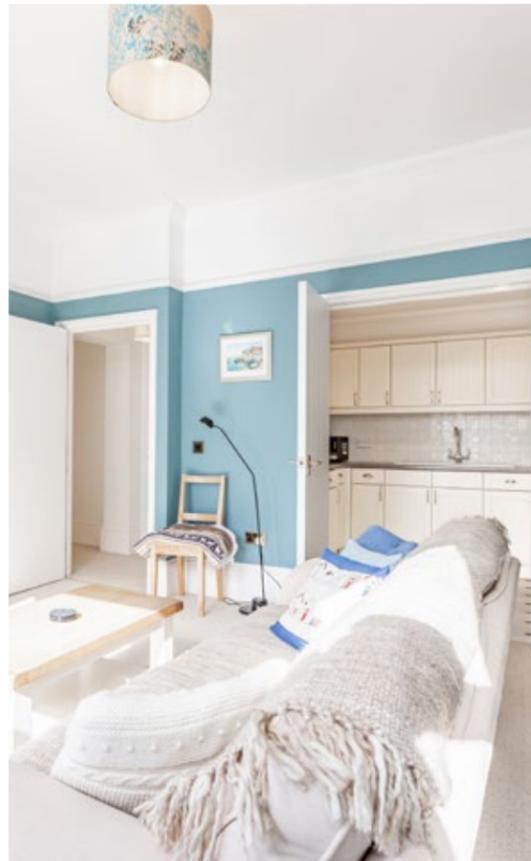


Step into coastal living with this beautifully positioned first-floor apartment, set within The Garden House - one of the town's most sought-after developments. Benefiting from both a lift and private residents' parking, this exceptional home combines convenience with an enviable seaside setting.

Occupying a prime corner position on Boston Square, the apartment enjoys breathtaking, uninterrupted views across the green and out to sea, where spectacular sunsets provide a stunning daily backdrop.

Inside, the property offers a wonderfully light and airy sitting room, enhanced by a charming bay window that perfectly frames the coastal outlook. The kitchen is well-appointed, while the principal bedroom also features a bay window with delightful sea views, creating a peaceful retreat. A second bedroom continues the theme, offering equally impressive vistas, and is served by a well-proportioned family bathroom.

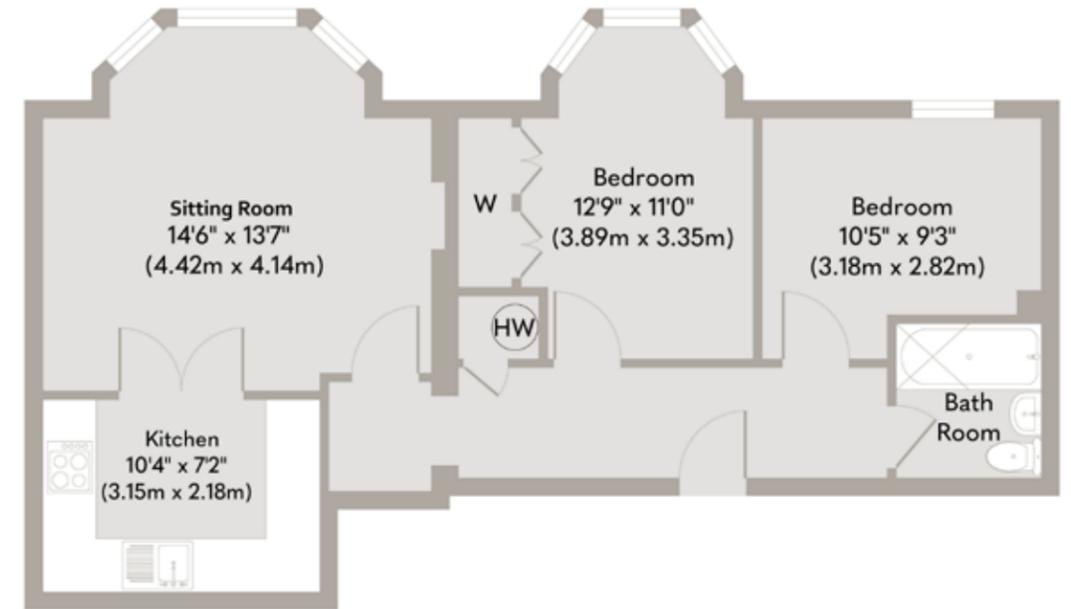
This is a rare opportunity to acquire a home that effortlessly blends comfort, location, and captivating scenery - ideal as a main residence, holiday home, or investment.





We've loved the beautiful views of the sea and sensory park.





Flat 11
 Approximate Floor Area
 592 sq. ft
 (54.99 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.

Copyright V360 Ltd 2026 | www.houseviz.com

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



“Three words to describe the home would be elegant, tasteful and comfortable.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0268-2808-7111-9398-8805.

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.

LOCATION

What3words: ///arranges.back.captive

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

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

