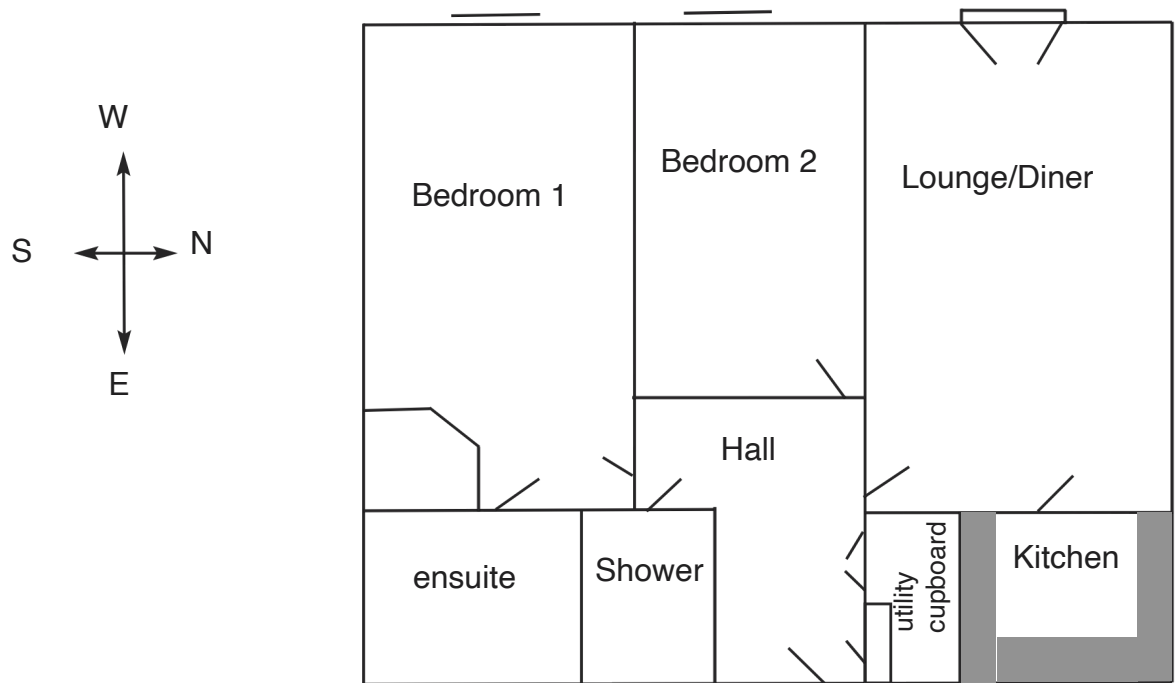


Floor Plan
for Identification Purposes Only
Not to Scale



Measurements taken in imperial to the nearest three inches. Metric conversion approximate.
SERVICES: It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.
THE PROPERTY MISDESCRIPTIONS ACT: 1991 – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.

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BIRDS

ESTATE AGENTS

ESTABLISHED 37 YEARS

tel: 01485 534560



62 Westgate
Hunstanton
Norfolk
PE36 5EL

28 HAMON COURT
1 ST EDMUNDS TERRACE
HUNSTANTON
PE36 5EH

Guide Price: £299,000
leasehold
no onward chain



**A bright and spacious 2 bedroom apartment with sea views
and allocated parking.**

SECURE COMMUNAL ENTRANCE
PRIVATE ENTRANCE HALL • LOUNGE/DINER • KITCHEN • 2 BEDROOMS •
2 SHOWER ROOMS •
ELECTRIC UNDER FLOOR HEATING
CAR PARKING SPACE
RESIDENTS LOUNGE & ROOF TERRACE
GUEST SUITE
ON-SITE MANAGER
COUNCIL TAX BAND: 'C' (£2185.72 2026/27)

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION



Hamon Court is a purpose built retirement building made up of 31 one and two bedroom apartments in the centre of the town, designed specifically for the over 60’s, with stairs and lifts to all levels. No 28 is located on the third level facing south and west with sea views from lounge/diner and bedrooms and is very light and airy with the benefit of underfloor heating, and Vent-Axia ventilation, comprising:

ENTRANCE HALL

emergency call unit, security door entry system with intercom, Utility Cupboard containing washer/dryer, Gledhill water system, underfloor heating control, Vent-Axia unit. Meter cupboard.

LOUNGE/DINER: 18’6”x11’8” (5.6m x 3.6m)

dual aspect windows with a full length side window with Juliet Balcony and sea views.

KITCHEN: 7’10”X7’2” (2.4m x 2.2m)

fitted with a range of base and wall units, stainless steel sink, electric oven and hob with extractor over, integrated fridge and freezer.

BEDROOM 1:18’6”X10’1” (5.6m x 3.1m)

sea views, walk-in wardrobe with hanging rails and shelves, **ensuite** large walk-in shower cubicle, vanity hand basin, wc, heated towel rail.

BEDROOM 2: 14’6”X9’7” (4.4m x 2.9m)

sea views.

SHOWER ROOM: 6’9”X5’4” (2.1m x1.6m)

walk-in shower cubicle, vanity hand basin, wc, heated towel radiator.

Outside: allocated parking space for No 28.

Communal Roof Terrace with seating and far reaching Sea Views.

Residents Lounge.

Guest Suite - subject to availability.

Service Charge: £5,001.32 for financial year ending 30/09/2026 and includes cleaning of communal areas and windows, water charges for communal areas and apartment, communal electricity, heating and power, buildings insurance.

Ground Rent: £425 pa.

House manager is on site during working hours.

24 hour emergency call system.

Lease - 999 years from 2016.

