



INTRODUCING

Flat 4, Tolcarne House

Hunstanton, Norfolk

SOWERBYS



THE STORY OF

Flat 4, Tolcarne House

Hunstanton, Norfolk
PE36 6DT

No Onward Chain

Superb Location by Sea
and High Street

Parking Space

Two Bedrooms

Lease Being Extended

1/ 5 Share of Freehold

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Set just a short stroll from the beautiful Hunstanton seafront and vibrant town centre, this spacious two-bedroom first-floor apartment offers the perfect blend of coastal living and convenience. Nestled within the striking Tolcarne House, an attractive period building housing just five apartments, this home comes with the added benefit of a one-fifth share of the freehold – a desirable feature.

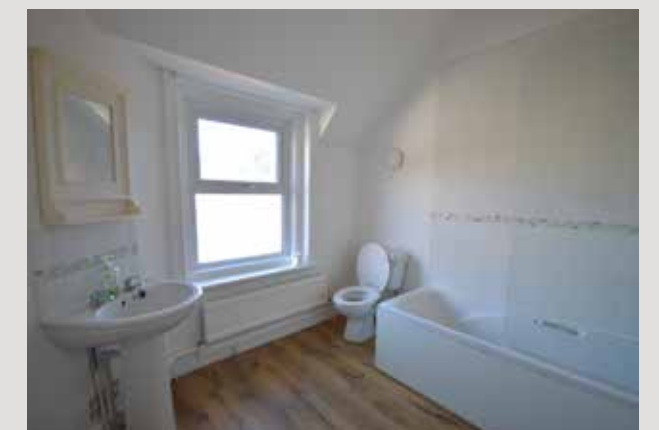
The apartment itself is well laid out, featuring a bright and airy kitchen/breakfast room, a generous sitting room, two comfortable bedrooms, and a sizeable family bathroom.

Access is available via a communal front entrance. To the rear and side of the property, you will find a pleasant shared outdoor space – ideal for catching the sun or simply enjoying some fresh seaside air.

A designated parking space is also included, offering added ease for both residents and visitors.

Living here means embracing a relaxed coastal lifestyle. Imagine gentle morning walks along the promenade, weekend browsing in local shops, or watching the sunset over the sea – all within easy reach from your doorstep.

Whether you're looking to settle in full-time, invest, or create your own bolt-hole by the sea, this lovely apartment at Tolcarne House is ready to welcome you home.





First Floor Flat

Approx. 59.2 sq. metres (636.7 sq. feet)



Total area: approx. 59.2 sq. metres (636.7 sq. feet)

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



“...ideal for
catching the sun
or simply enjoying
some fresh seaside
air.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 2152-5102-6128-5851-2117

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.

Lease is currently in the process of being extended to over 900 years. Service charge is approx. £1200 Per Annum. 1 / 5 share of freehold.

LOCATION

What3words: ///lined.hospitals.nicknames

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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