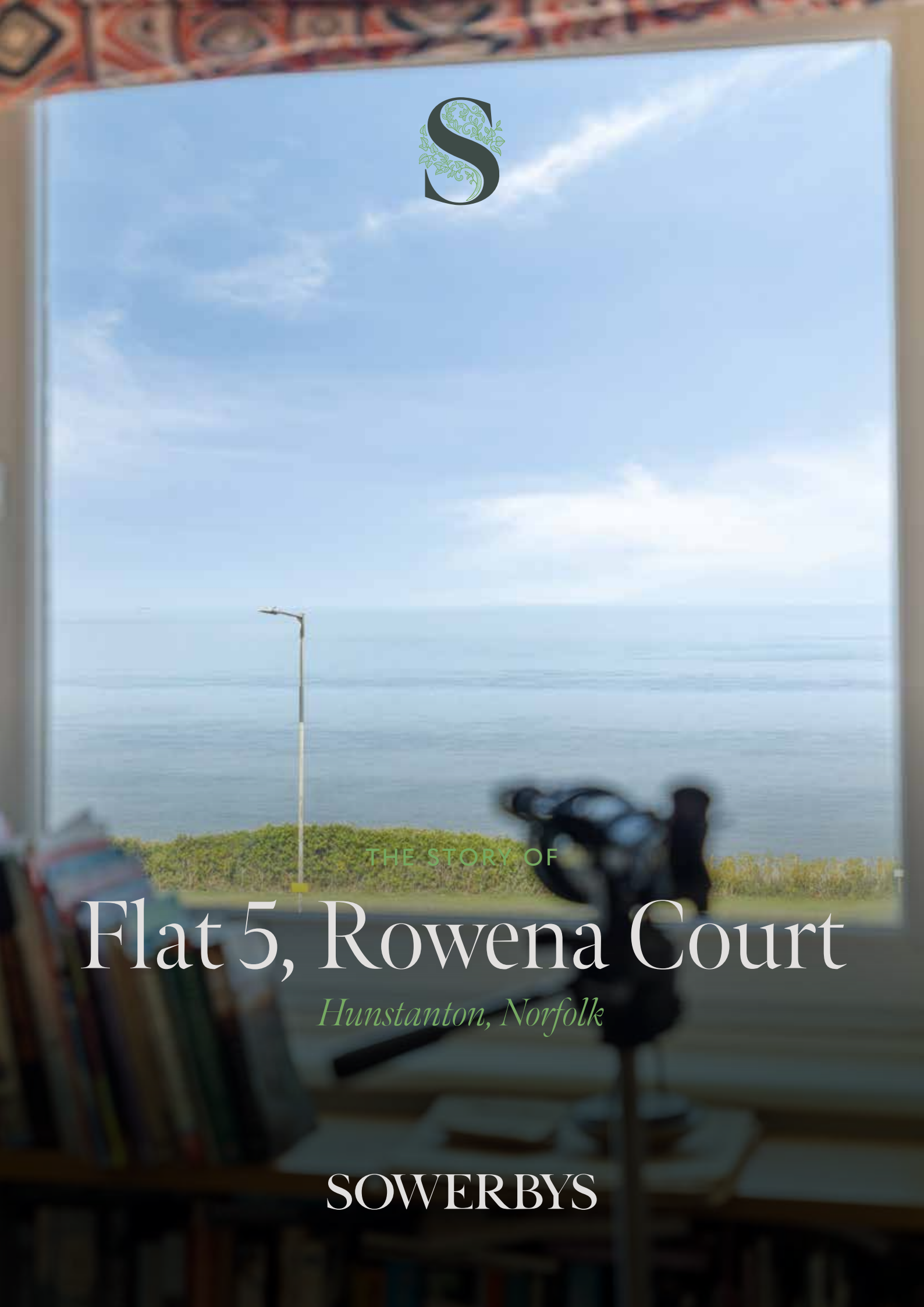


THE STORY OF

Flat 5, Rowena Court

Hunstanton, Norfolk

SOWERBYS

THE STORY OF

Flat 5, Rowena Court

56 Cliff Parade, Hunstanton,
Norfolk, PE36 6EJ

Seafront Apartment with Magnificent Sea Views

Exceptionally Generous Accommodation over 108 Sq. M

Large Sitting/Dining Room

Two Double Bedrooms

Kitchen

Bathroom

Allocated Carport Space and Off-Road Parking for Visitors

Lighthouse End of Hunstanton

Share of Freehold with Long Lease Remaining

No Onward Chain

SOWERBYS HUNSTANTON OFFICE
01485 533666
hunstanton@sowerbys.com

Situated at the highly sought-after lighthouse end of Hunstanton, this delightful seafront apartment enjoys breathtaking panoramic sea views and spectacular sunsets across The Wash.

At 108 sq. m the property's footprint is vast, with a generously proportioned sitting/dining room of 30' allowing flexibility of layout, while creating the perfect space for relaxing, entertaining, and enjoying the ever-changing coastal scenery.

There are two very generous double bedrooms, a well-appointed kitchen, and a family bathroom, providing comfortable accommodation and more than enough space for couples, families, or those seeking a coastal retreat.

Further benefits include an allocated carport space plus ample off-road parking for visitors.

For sale with a share of the freehold, there is a long lease term of 993 years remaining.

Occupying a prime position just moments from the beach and coastal walks, this wonderful apartment presents a rare opportunity to enjoy seaside living in one of Hunstanton's most desirable locations.











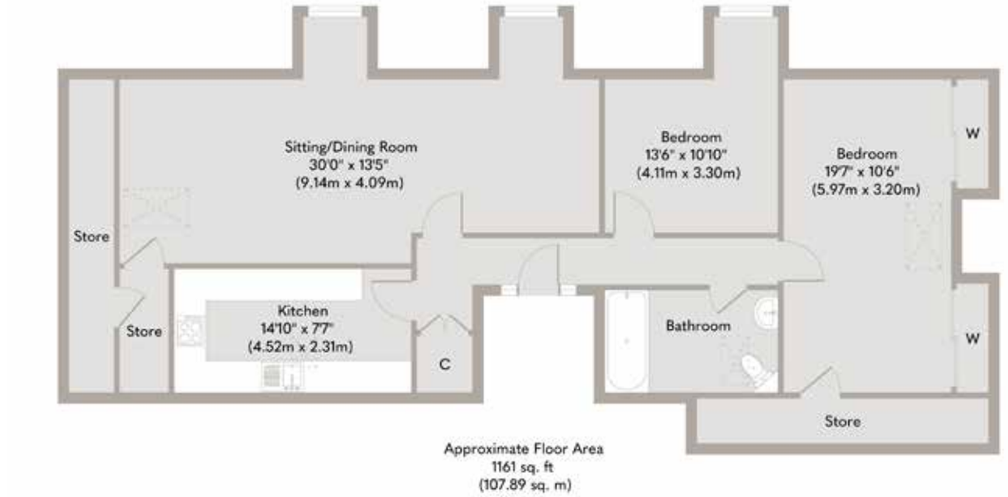












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



"I've loved the view, the light, the space, the calm, the peace. The proximity to the beautiful beaches and so close to all the amenities..."

SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 3200-8330-0022-5604-3563

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

Share of freehold, with a remaining lease term of 993 years. Service charge of £1,800 per annum, to include agents' fees, buildings insurance, and cleaning, gardening, maintenance and utilities for communal areas.

LOCATION

What3words: /// blown.blanking.arts

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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The Property Ombudsman

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