



S



THE STORY OF

Flat 18, Garden House

Hunstanton, Norfolk

SOWERBYS



THE STORY OF

Flat 18, Garden House

Boston Square, Hunstanton, Norfolk
PE36 6DU

Seafront Apartment with
Panoramic Coastal Views

Positioned Within the Iconic
Garden House Development

Generous and Light-Filled Sitting
Room with Striking Outlook

Well-Appointed Kitchen with Sea-Facing Aspect

Spacious Double Bedroom Offering
a Calm Coastal Retreat

Contemporary Bathroom

Rare Opportunity to Acquire a
Distinctive Turret Landmark

Lift Access Serving All Floors for
Everyday Convenience

Private Resident Parking Within
a Large Secure Car Park

Recently Updated with New Carpets,
Boiler and Fischer Heating System

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com

Welcome to this exceptional seafront apartment, perfectly positioned within the sought-after Garden House development. With panoramic, uninterrupted sea views, this property offers an enviable lifestyle by the water's edge.

As you step inside, you'll be greeted by a spacious, light-filled sitting room, ideal for relaxing or entertaining, with a large window framing the spectacular coastal scenery. The modern kitchen is well-equipped, offering a sleek, functional space for cooking and enjoying meals, with the added benefit of those breathtaking sea views.

The double bedroom continues the theme of tranquil, sea-facing vistas, providing a peaceful retreat where you can wake up to the sound of the waves each morning. A contemporary family bathroom completes the accommodation, offering a bright and clean space.

Adding to its uniqueness, this apartment presents a rare opportunity to own an iconic turret that has graced Hunstanton since the Victorian era, a striking landmark that has stood watch over the coastline for generations.

For convenience, the building boasts a lift, ensuring easy access to your apartment, and a large, private car park offers secure parking for residents and guests alike.

Living here means not only enjoying a stylish and comfortable apartment but also benefiting from a prime location within walking distance of local shops, restaurants, and leisure activities. Whether you are enjoying a quiet evening with the view or taking a leisurely stroll along the coast, this is an exceptional place to call home.

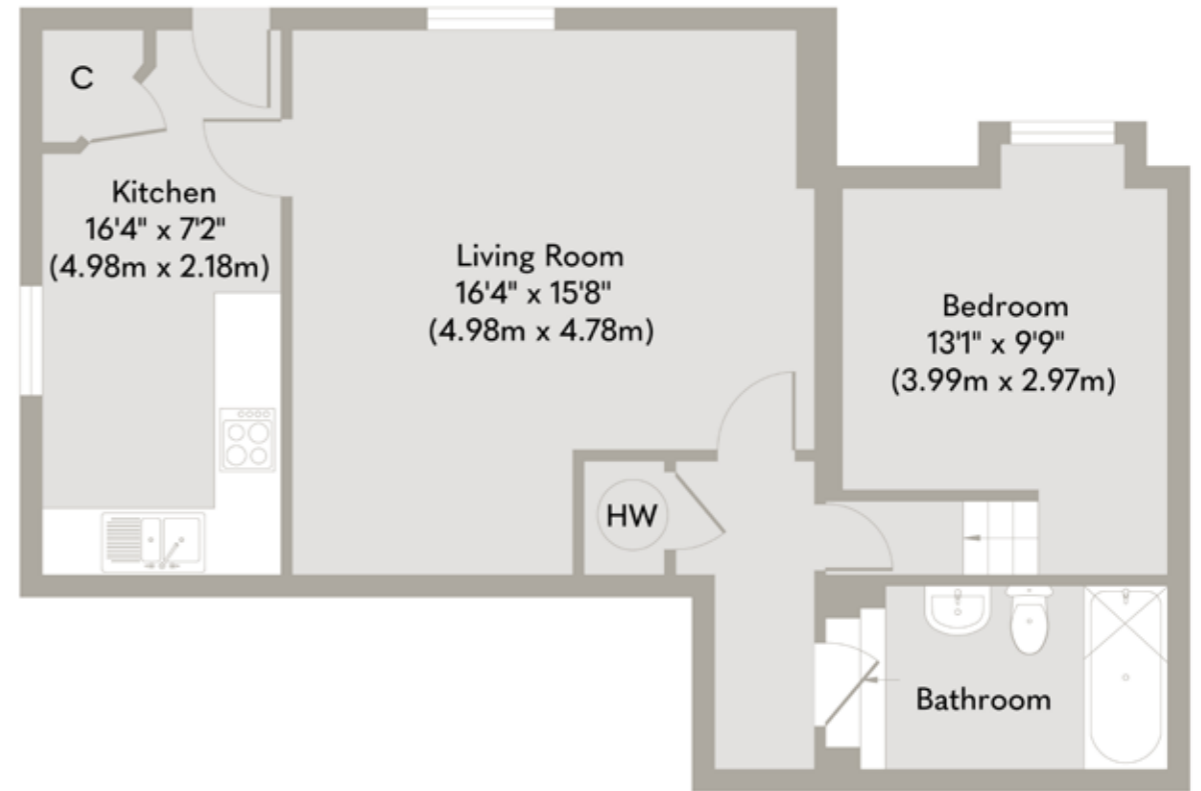
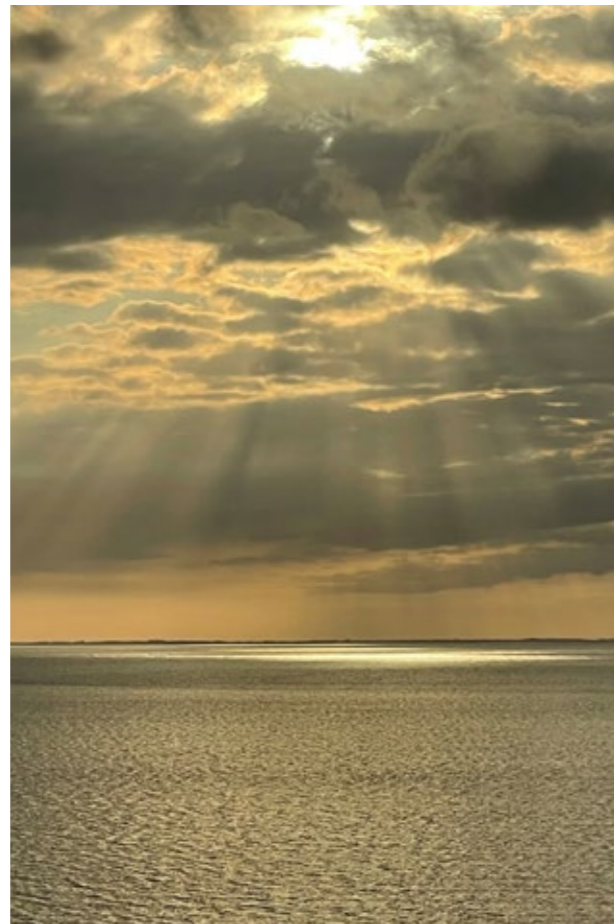
Additional features include recently replaced carpets and boiler, sound insulation under the flooring, and a world-renowned Fischer heating system throughout the flat.





A front-row seat to the coastline, where sunrises and sunsets frame each day.





Flat 18
Approximate Floor Area
583 sq. ft
(54.12 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 Sowerbys



View from living room window.

"...panoramic sea views and an enviable lifestyle by the water's edge..."



SERVICES CONNECTED

Mains electricity, water, drainage and gas. Electric heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 9001-2407-1000-2320-7141

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.

Years remaining on Lease: 100

Annual ground rent: £1046

Service fee details: Part of the service fee is run by the Garden House Resident Association.

LOCATION

What3words: ///roost.passport.wanting

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

