



Flat 17, Hamon Court, 1 St. Edmunds Terrace, Hunstanton, PE36 5EH

£299,995

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

Located within the highly desirable Hamon Court, set in the very heart of Hunstanton, this exceptional two-bedroom over-60s apartment offers far more than traditional retirement living. With everything you could need right on your doorstep and the sea just a few minutes' walk away, the location perfectly complements the relaxed yet refined lifestyle on offer. From the moment you arrive, the beautifully maintained communal areas create a warm and welcoming atmosphere, setting the tone for a home that feels both luxurious and reassuring.

The apartment itself is thoughtfully designed with comfort and ease in mind. A spacious entrance hall provides an immediate sense of arrival, with a useful storage cupboard to the right. This leads through to the elegant master bedroom, a calm and inviting retreat complete with a walk-in wardrobe and a well-appointed en-suite shower room.

Back in the main hallway sits the stylish and contemporary shower room, alongside the second bedroom, a spacious double that offers superb versatility, whether you're welcoming guests, enjoying hobbies, or creating a peaceful home office.

The heart of the home is the bright and modern open-plan kitchen and living area, a beautifully designed space ideal for both everyday living and entertaining. Flooded with natural light, it feels contemporary yet comfortable. From here, and also from the second bedroom, bi-fold doors open onto a superb 20-foot balcony, creating a seamless connection between inside and out.

The balcony is undoubtedly one of the apartment's standout features. Enjoying beautiful open views across the sea, it's the perfect spot for a morning coffee, leisurely afternoons, or unwinding in the evening. As the sun sets, the outlook becomes truly special, with stunning coastal skies providing a breath-taking backdrop.

This is a home that combines luxury, location and lifestyle, offering the best of coastal living within a secure, well-regarded development. Hamon Court is ideal for those seeking a high-quality, low-maintenance home where comfort, community and beautiful surroundings come together effortlessly.

This property is held on a 999 year lease from 1st January 2016, the current service charge is £416.78 per month and the current ground rent is £495 per year (paid in two instalments, £247.50 in January & £247.50 in July)

Property Type: Apartment

- Second Floor Apartment
- 2 Double Bedrooms
- Stunning Sea Views
- En-Suite & Walk in Wardrobe to Main Bedroom
- Set Within the Heart of Hunstanton
- Over 60s
- No Onward Chain
- 25ft Open Plan Living/Kitchen Area
- 20ft Balcony
- Lift Access

Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



A bright & airy living space with sea views

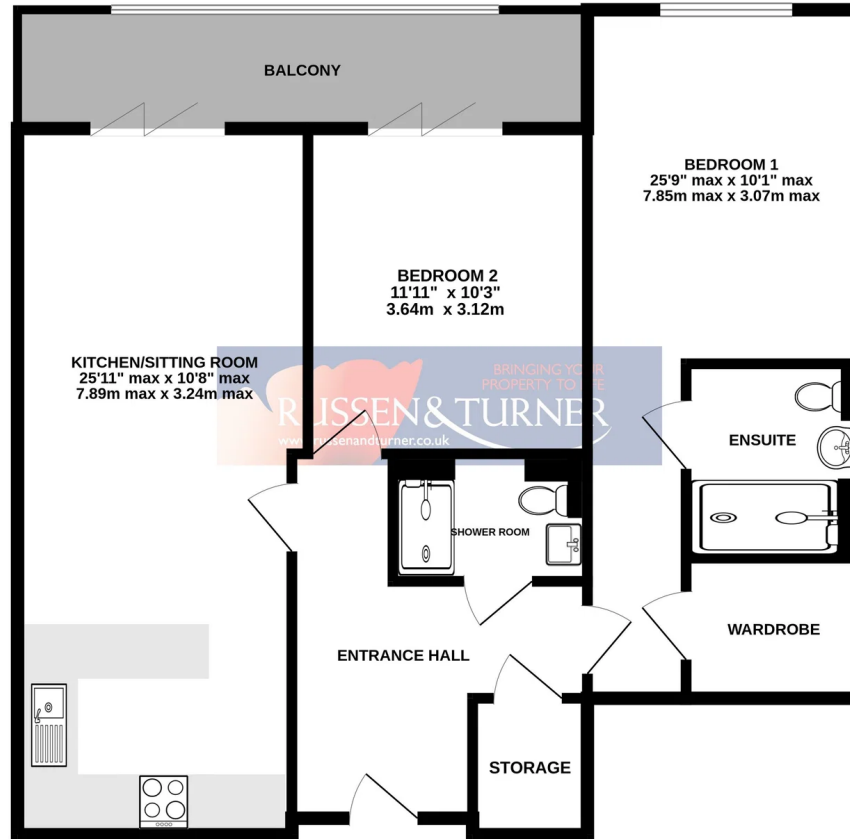


Second bedroom, craft room, office space, whatever you may need.



Stunning sea views from the balcony

GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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