



THE STORY OF

# Flat 3 Bellfosters

*King's Lynn, Norfolk*

SOWERBYS



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# Flat 3 Bellfosters

Kings Staithe Lane, King's Lynn, Norfolk  
PE30 1LZ

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No Onward Chain

First-floor Apartment

Two Double Bedrooms

Part of a Historic Period Building

Spacious 20ft Sitting Room/Dining Room

Contemporary Fitted Kitchen

Principal Bedroom with En-Suite Shower Room

Separate Family Bathroom

Communal Laundry and  
Additional Storage Facilities

Walkable to the Quayside, Town  
Centre, Cafés and Restaurants

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There is something rather special about arriving home here. Beyond the characterful cobbled lane and centuries of history woven into the surrounding architecture, this first-floor apartment is within easy walking distance, yet home remains a calm and welcoming retreat from the bustle of the town.

Forming part of an attractive period building, this beautifully presented apartment combines generous proportions with a sense of warmth and practicality. The sitting room/dining room is undoubtedly the social heart of the home; an impressive space stretching over twenty feet in length, where natural light filters through the windows. The adjoining kitchen has been thoughtfully updated, creating a stylish and functional space with contemporary cabinetry and ample preparation areas.

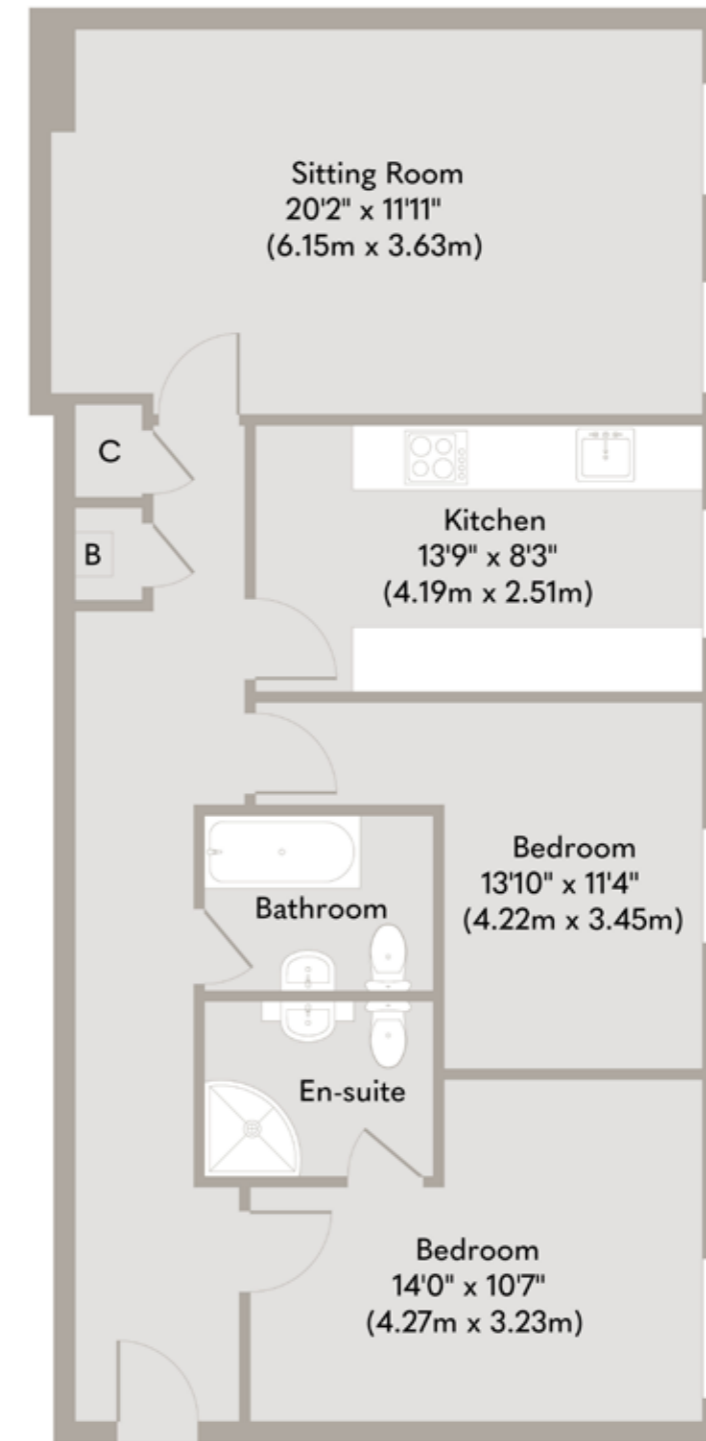
Two comfortable double bedrooms provide flexibility for guests, family or home working, while the principal bedroom enjoys the luxury of its own en-suite shower room. A separate bathroom serves the remainder of the apartment, adding further convenience for modern living.

Outside the apartment, residents benefit from access to communal laundry facilities together with additional storage, enhancing the practicality of life within this unique building.

Life on King's Staithe Lane is shaped as much by its surroundings as by the apartment itself. Step outside and the vibrant waterfront, independent cafés and restaurants are all moments away. The historic streets of King's Lynn invite exploration, while the quayside provides a wonderful setting to watch the changing seasons along the river.

Rarely does a property combine such rich heritage, generous accommodation and an enviable lifestyle so successfully. Historic, distinctive and wonderfully connected, this is a home that allows you to experience one of Norfolk's most characterful locations from a truly special perspective.





**First Floor (Flat 3)**  
**Approximate Floor Area**  
**845 sq. ft**  
**(78.50 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.

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# King's Lynn

A HISTORIC MARKET TOWN  
IN WEST NORFOLK

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.

With Cambridge, Peterborough and Norwich all within an hour's reach and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route.



## Note from the Vendor



“Historic surroundings, contemporary comfort and a quayside setting come together to create an exceptional lifestyle opportunity.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

C. Ref:- 0150-2761-0179-2207-8511.

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

Freehold.

### LOCATION

What3words: ///charmingly.before.flames

### AGENT'S NOTE

The property is Grade II Listed. Current management fees are £1800pa/£150pcm. We have been advised that the remaining lease length is 900 years.

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# SOWERBYS

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