INTRODUCING

2 Ashley Gardens

Old Hunstanton, Norfolk

SOWERBYS

THE STORY OF

2 Ashley Gardens

8 Hamilton Road West,
Old Hunstanton, PE36 6NX

Two Bedroom Ground Floor Apartment

One of the Largest Apartments in the Complex

Desirable Old Hunstanton Location

Short Stroll to the Sandy Beach

Open Plan Sitting and Dining Room

Two Double Bedrooms

Principal Bedroom with Garden Access

Communal Gardens

Private Off Road Parking

Ideal Coastal Retreat

Perfectly placed in the heart of Old Hunstanton, just a short stroll from the sandy beach and beautiful coastal dunes, this two-bedroom ground floor apartment offers an inviting base from which to enjoy the very best of Norfolk's coastline.

The accommodation centres around an open-plan sitting and dining room, creating a welcoming space to relax after a day by the sea or gather with family and friends. The fitted kitchen is well equipped for everyday living, while two bedrooms and a family bathroom complete the layout, making the apartment equally suited to a permanent home, a coastal escape or a holiday let.

A particular advantage is the direct access from the principal bedroom to the communal garden, providing a pleasant spot to enjoy a morning coffee or unwind in the fresh coastal air. Private off-road parking adds further convenience.

Old Hunstanton's appeal lies in its unspoilt coastline, colourful beach huts, coastal walks and welcoming village pubs and cafés. With the beach, championship golf course and local amenities all within easy reach, this is an opportunity to embrace a relaxed seaside lifestyle in one of the area's most sought-after coastal settings.

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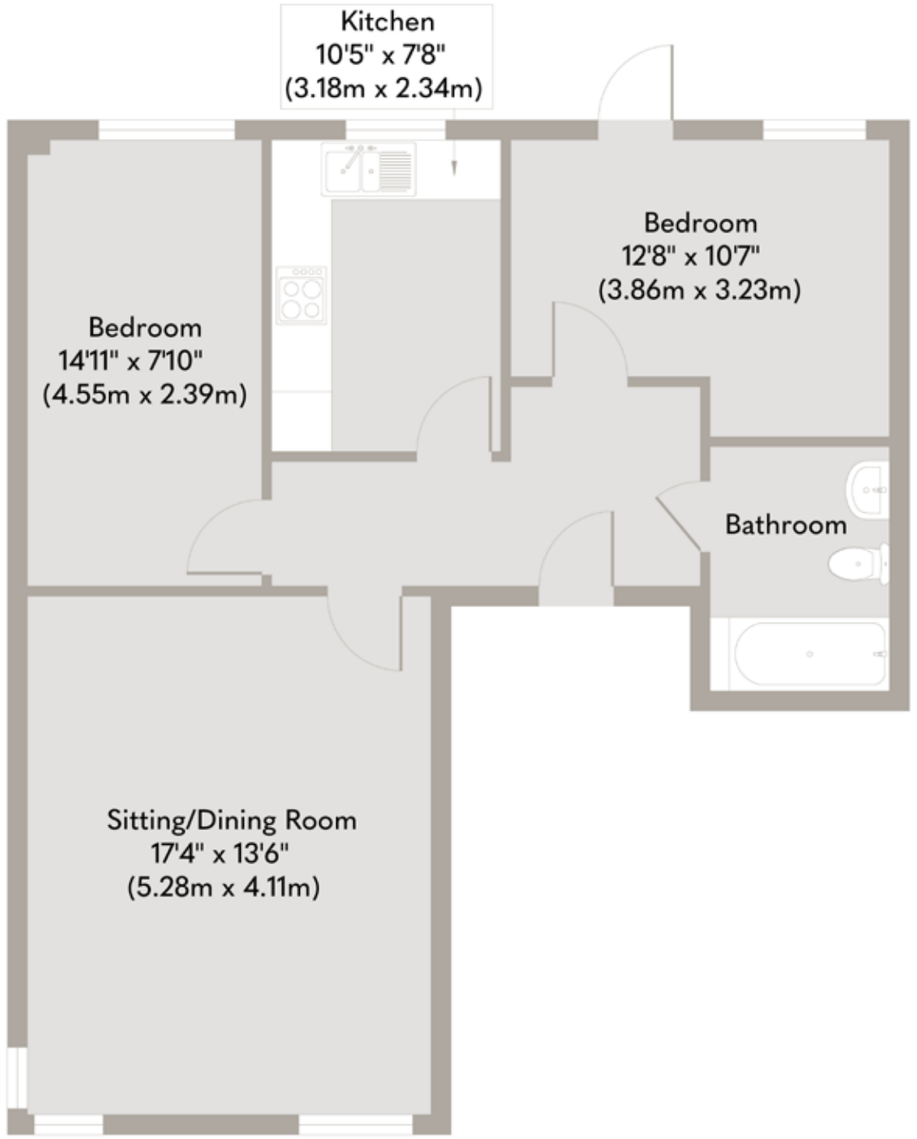












Ground Floor
Approximate Floor Area
690 sq. ft
(64.06 sq. m)

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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Old Hunstanton

A POPULAR DESTINATION COME HOLIDAY OR HOME

Old Hunstanton is a highly regarded coastal village on the North Norfolk coast, known for its distinctive striped cliffs, wide sandy beach and unspoilt coastal landscape. It offers an appealing mix of character homes, converted properties and contemporary coastal residences, all set within easy reach of the shoreline and countryside walks.

One of the village's most recognisable landmarks is the Grade I listed ruins of St Edmund's Chapel, dating back to the 13th century, which sits close to the cliff edge and overlooks the coastline. Nearby, the iconic Hunstanton Lighthouse continues to guide vessels along this stretch of the Wash, adding to the village's historic maritime character.

Old Hunstanton Golf Club provides a traditional links course highly regarded for its coastal setting, while nearby Royal West Norfolk Golf Club offers another prestigious championship links course set against the dramatic backdrop of the marshes and shoreline.

For dining and hospitality, the village offers a strong selection including The Lodge, The Ancient Mariner and The Neptune, the latter being a Michelin-starred restaurant widely recognised for its fine dining and seasonal menus. A village store and craft centre provide everyday essentials and independent shopping, while additional amenities can be found in nearby Hunstanton.

The coastline itself is a major attraction, with long stretches of golden sand, beach huts and dunes leading into the Wash. The area is particularly known for its sunsets over the sea, attracting visitors year-round. The coastal path offers extensive walking routes, with opportunities to explore neighbouring villages such as Holme-next-the-Sea, Thornham and Brancaster.

Old Hunstanton is also well served by the Coasthopper bus route, providing convenient coastal connections between local villages and towns along North Norfolk's shoreline.









Note from Sowerbys



"Just a short stroll from the beach, this apartment is perfectly placed for relaxed days by the sea and coastal walks."

SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

C. Ref:- 9645-3967-4200-0606-5204

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.

More information to follow.

LOCATION

What3words: ///crafted.tuck.pavilions

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SOWERBYS

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