



Caledonian Mews, Westgate, Hunstanton, PE36 5AU

welcome to

Caledonian Mews, Westgate, Hunstanton

A spacious apartment in Hunstanton town centre, just a short walk from the beach, promenade & shops. Spread over the first & second floors, the property features a private balcony with sea views, exceptionally large storage, communal parking & a 982-year lease!



Situated in the heart of Hunstanton, this spacious duplex apartment offers a fantastic opportunity to enjoy coastal living within walking distance of the beach, promenade, and town centre amenities. Set over the first and second floors, the property provides generous accommodation, making it ideal as a full-time residence, holiday home, or investment property.

On the first floor, you'll find a well-equipped kitchen complete with a washing machine, integrated dishwasher & integrated fridge/freezer, plus plenty of unit and worktop space, perfect for those who love to cook or entertain. There are also two double bedrooms, one of which features a lofted ceiling, adding character and a sense of openness. A family bathroom completes this level.

A staircase leads to the second-floor lounge, which is a true highlight of the home. With large picture windows flooding the space with natural light, this is the perfect spot to relax. From here, a private balcony offers stunning sea views, allowing you to soak up the coastal atmosphere at any time of day.

The property also benefits from unusually large storage space, a 982-year lease, and 1/9th ownership of the freehold, offering a fantastic long-term investment. Residents have access to communal first-come, first-served parking, adding further convenience.

With no onward chain, this is an excellent opportunity to move straight in

Communal Entrance Door

Entrance Door

Entrance Hall

Bedroom 1

11' 11" x 10' 3" including wardrobes (3.63m x 3.12m including wardrobes)

Bathroom

8' 2" x 5' 7" (2.49m x 1.70m)

Bedroom 2

10' 9" x 11' 3" including wardrobes (3.28m x 3.43m including wardrobes)

Kitchen

12' 4" x 7' 5" (3.76m x 2.26m)

Second Floor Lounge

17' 11" max x 17' 7" max (5.46m max x 5.36m max)

Balcony



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- 982-year lease with 1/9th share of the freehold
- Town centre apartment with no onward chain!
- Walking distance to the beach, promenade + shops
- Spacious kitchen with ample worktop + storage space
- Two double bedrooms, one with a lofted ceiling

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN106605 - 0015

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