



NEWSON & BUCK
ESTATE AGENTS



8 Marine Court, Clarence Road, Hunstanton, Norfolk PE36 6EF £270,000

A very well-presented First Floor Apartment with Sea Views and Private Terrace Situated along the sought-after Clarence Road in Hunstanton, this spacious three-bedroom first floor apartment enjoys superb coastal views and a prime location just moments from the seafront. The property offers well-proportioned accommodation including a bright sitting room with access to a private terrace—an ideal spot to relax and enjoy the panoramic sea views. The kitchen is neatly fitted, and all three bedrooms are generously sized, offering flexibility for family living or those seeking a home office or guest space. Further benefits include allocated under-cover parking for one vehicle and a peaceful setting within easy reach of the town's amenities, promenade, and beach. A rare opportunity to secure a coastal home with outside space and stunning views. Early viewing is highly recommended!

Entrance Hallway

14'01" x 04'03" (4.29m x 1.30m) Entrance Door, carpeted, door leading to

Utility Room

6' 03" x 6' 00" (1.91m x 1.83m) Sliding door, airing cupboard with fitted shelves, space and plumbing for washing machine

W/C

6' 0" x 2' 5" (1.83m x 0.74m) Folding door, vinyl flooring, low level flush w/c, hand basin, radiator, window to side aspect

Kitchen

9' 00" x 8' 11" (2.74m x 2.72m) Range of wall and base cabinets, worktops, space for fridge/freezer, vinyl flooring, gas hob with extractor over, eye level oven

Inner Hallway

27'06" x 5'05" (8.38m x 1.65m) Carpeted, two windows to rear aspect, radiator, door leading to

Lounge

19' 11" x 5' 10" (6.07m x 1.78m) Carpeted, window to front aspect providing sea views, door leading to roof terrace, two radiators, electric style log burner.

Bedroom 1

16' 04" x 9' 06" (4.98m x 2.90m) Carpeted, window to front aspect, radiator

Bedroom 2/Dining Room

16'04" x 08'11" (4.98m x 2.72m) Carpeted, radiator, window to front aspect with sea views.

Bedroom 3

13'01" x 7'06" (3.99m x 2.29m) Carpeted, radiator, three windows to rear aspect

Bathroom

10' 07" x 7' 11" (3.23m x 2.41m) Four piece suite comprising of panelled bath with mixer tap, quadrant shower enclosure with electric shower, low level flush w/c and vanity unit with hand basin, tiled walls and vinyl flooring, towel radiator

External

Communal gardens for all residents, balcony with far reaching sea views .The property further benefits from off road parking with carport.

EPC - D

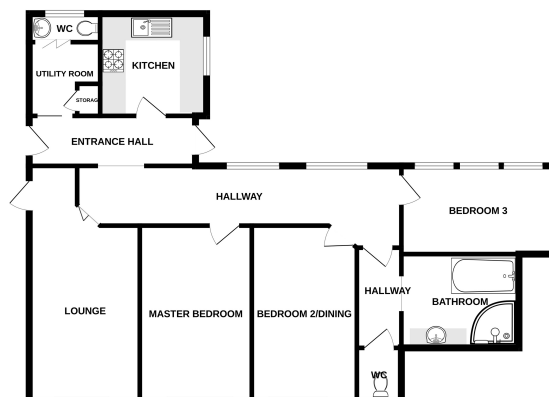
Council Tax - C

Agent Note

All residents have an equal share of the freehold



GROUND FLOOR
995 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq ft. (92.5 sqm.) approx.