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**Asking Price £145,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

14, Silfield Gardens Hunstanton, Norfolk, PE36 5HF

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Silfield Gardens

Silfield Gardens is situated close to the centre of the seaside town of Hunstanton in Norfolk, in an attractive and peaceful location close to a wide range of local amenities. Nearby facilities include a range of independent shops, supermarkets, a leisure centre, theatre, cafés, restaurants and bars. There is also a doctors surgery, dentist, indoor and outdoor bowling and several places of worship. Buses run every 20 minutes from a stop just a few minutes' walk from the court and travel all around the coast to places such as Wells-next-the-sea and Brancaster as well as Kings Lynn where there is a direct train service to London Kings Cross. The Royal Sandringham Estate is also just a short distance.

Silfield Gardens has a range of onsite facilities for residents including a communal lounge and laundry. The court has extensive and well maintained gardens with lawns, rose bushes and flowerbeds. Residents are welcome to tend the gardens if they choose. Outdoor functions are occasionally held in the gardens in the summer.

Silfield Gardens has been designed with safety and security at the forefront. Each apartment has an emergency Appello smartlife dispersed unit system installed, monitored by the onsite Local Housing Manager during their working hours and 24 hours, 365 days a year. An Appello alarm and secure entry system provide unrivalled peace of mind.

The development is managed by the award-winning Churchill Estates Management, working closely with Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every development and owner.

Silfield Gardens requires any resident to be over the age of 55.



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# Property Overview

## **\*\*ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO\*\***

Churchill Sales & Lettings are delighted to be marketing this wonderful one bedroom ground floor apartment presented in good order throughout.

The Living Room offers ample space for living and dining room furniture. A sliding door opens to the owners private patio area while also allowing for lots of natural light.

The Kitchen offers a range of base level units with working surfaces over and tiled splashbacks. There is space for an oven and fridge/freezer. A window provides light and ventilation.

The Bedroom is a good-sized double room with built-in wardrobe. A large window keeps this lovely bedroom bright and light.

The Shower room offers a large walk-in shower with handrail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this fantastic apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Silfield Gardens!



# Features

- One bedroom ground floor retirement apartment
- Private patio area
- Owners lounge with regular social events
- Lodge Manager available 5 days per week
- Communal laundry
- Well maintained communal grounds
- Close to the centre of the seaside town of Hunstanton





# Key Information

Service Charge (Year Ending March 2026): £2,120.71 per annum

Ground Rent: Not collected at this development

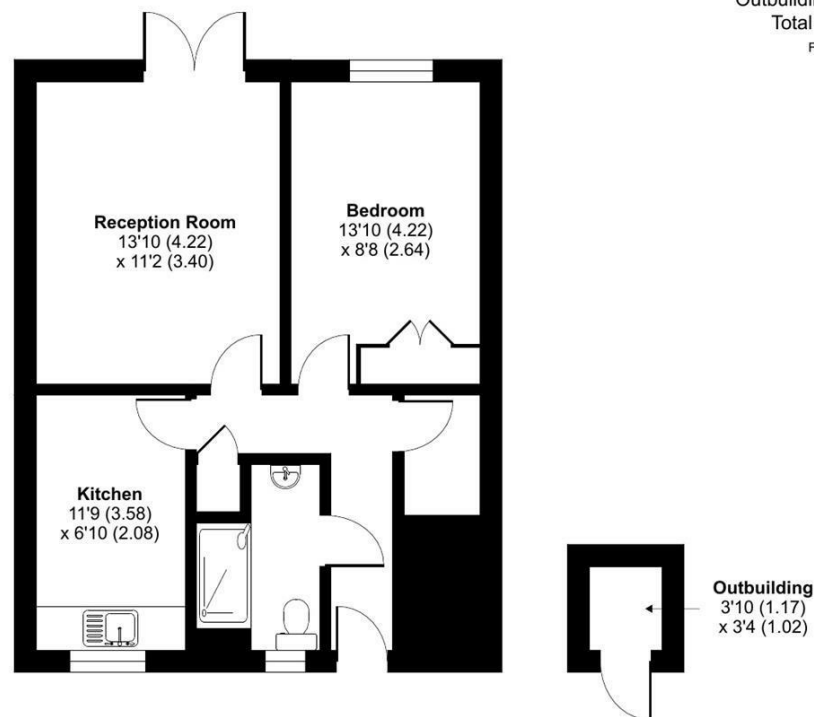
Council Tax: Band A

125 year lease from 1st January 1997


Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, communal cleaning, communal utilities and maintenance, garden maintenance and Local Housing Manager.

Approximate Area = 528 sq ft / 49.1 sq m  
Outbuilding = 12 sq ft / 1.1 sq m  
Total = 540 sq ft / 50.2 sq m  
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1313201

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.





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