



THE STORY OF

# 21 Windsor Rise

*Hunstanton, Norfolk*

**SOWERBYS**



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# 21 Windsor Rise

Hunstanton, Norfolk  
PE36 5JE

Three Bedroom Detached Bungalow

Stunning Sunset Sea Views

Kitchen/Dining Room

Two Shower Rooms

Close Proximity to the Beach

Long Driveway and Garage

Regular Bus Route

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“Whilst you may enjoy sea views from your house, within mere minutes you can also be walking on sandy beaches.”

Step into tranquillity with this charming three-bedroom bungalow nestled within a renowned estate, mere moments from the sandy shores of the beach. Embracing coastal living, this property boasts an excellent location with convenient access to a regular bus route, ensuring seamless connectivity to local amenities and beyond.

What distinguishes this residence from others is its expansive driveway, providing abundant parking space for multiple vehicles, an important feature in the area.

Upon entering, one is welcomed by breathtaking sea views which invite the

serene beauty of the coastline into one's everyday life.

Number 21 comprises of three bedrooms, with the principal bedroom notably spacious and equipped with built-in wardrobes, a kitchen/dining room, a modern shower room, a living room, and a conservatory overlooking the garden. Additionally, featuring a second shower room, this home offers enhanced convenience and flexibility for you and your guests alike. Whether it be a quick rinse after a day at the beach or seamless accommodation for visitors, this thoughtful addition amplifies the functionality of the home.





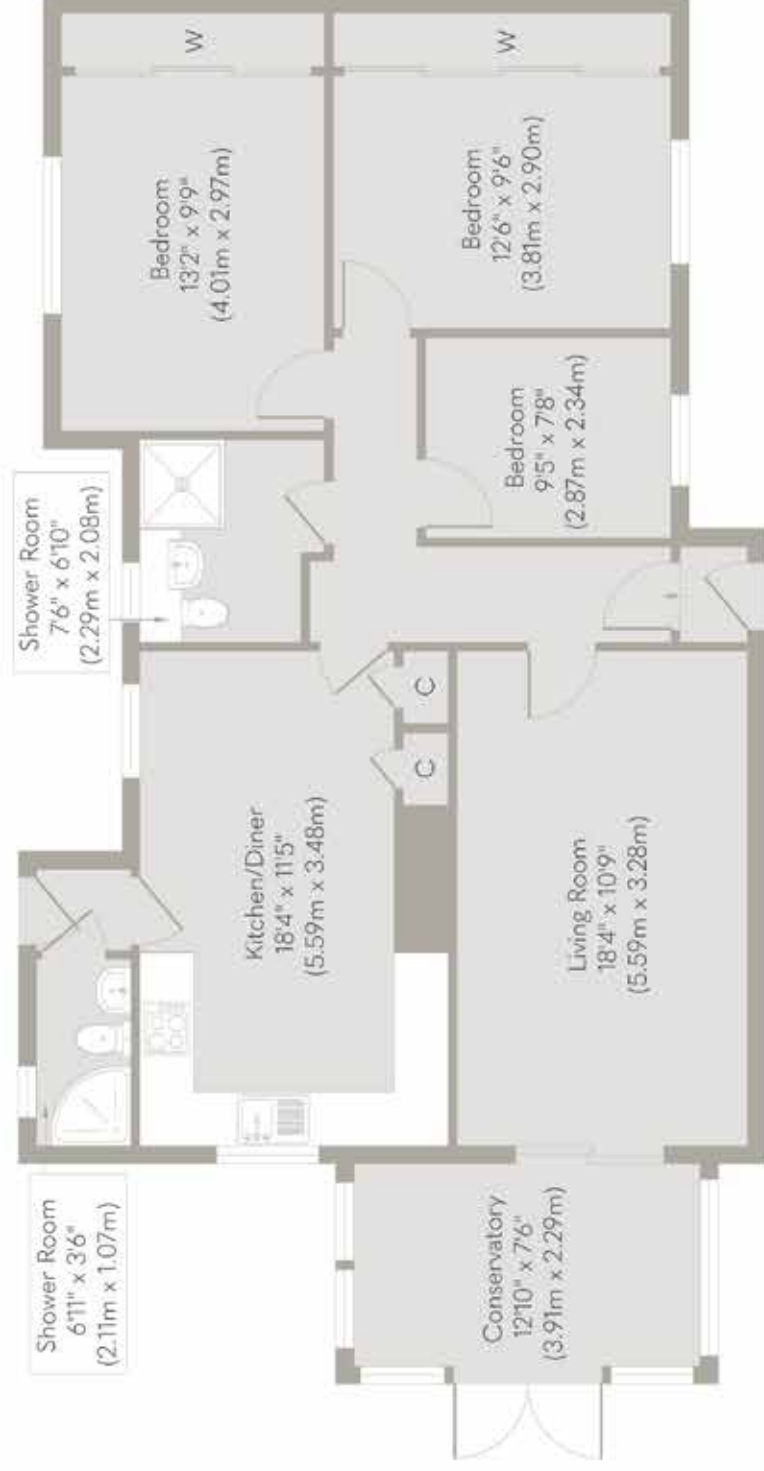




The rear garden showcases a sizable private patio area, ideal for a hot tub, along with a grassy expanse featuring a summer house and a large shed, ready for those with green gardening fingers to immerse themselves in.

Picture yourself unwinding in the evenings, witnessing the sun dip below the horizon from the comfort of your own property. With the soothing sound of waves in the distance and the salty breeze caressing your skin, living here promises a lifestyle of relaxation and rejuvenation. Do not overlook the opportunity to claim this coastal retreat as your own and savour the bliss of seaside living first-hand...





Approximate Floor Area  
1,078 sq. ft.  
(100.14 sq. m)



Garage  
Approximate Floor Area  
213 sq. ft.  
(19.78 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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ALL THE REASONS

# Hunstanton

IS THE PLACE TO CALL HOME



Who wouldn't want a place by the sea? Hunstanton is a traditional, unspoilt coastal town, the perfect spot to enjoy a walk on the beach and a tasty fish and chip supper, but for those lucky enough to call it home, this Victorian gem has so much more to offer.

Established in 1846 by Henry Le Strange as a bathing resort designed in a Victorian Gothic style, the esteemed townsman wisely led the development of a railway from King's Lynn to enable day-trippers to reach the 'new town' – a canny investment as the route was later to become the most profitable in the country.

Holidaymakers still Mecca to Hunstanton, many staying at Searles Leisure Resort which opened as a caravan park in 1936. Wile away an afternoon on the water with a boat trip on its Wash Monster, ride the carousel at the fairground or keep it traditional and feed the penny slots at the arcades. The town's Princess Theatre, renamed in the 80s in honour of Lady Diana Spencer, features a year-round programme of live performances, film screenings plus a seasonal panto. Golfers of all ages can try their hand with a mini golf course and pitch & putt on the cliff-top, plus a renowned Links course in neighbouring Old Hunstanton.

Facing west across The Wash, 'sunny Hunny' as the locals fondly call it, is famous for its incredible sunsets and in the summer months it's customary to head to the green, beach or one of the Victorian squares to watch the daylight slowly fade.

Impressive Victorian and Edwardian properties line the squares and surrounding streets, which have been added to over the years with more contemporary homes, apartments and supported accommodation for later life living. With a primary and secondary school, Smithdon High, which is a Grade II listed building, plus a co-educational prep school, Glebe House School, there is an excellent choice of education within the town. Other amenities include a GP surgery and Post Office, plus a leisure pool and gym at The Oasis, which overlooks the sea – grab an early morning workout and watch the skyline come to life.

Two of the supermarket stalwarts, Tesco and Sainsbury are in town, with a Lidl just five minutes away on the A149 at Heacham, but a fantastic local greengrocer and award winning deli are the place to stock up on brilliant ingredients and tasty treats from artisan makers. Naturally as a holiday destination, there are plenty of places to start the day with a full English, treat yourself to a traditional afternoon tea at Berni Beans, or unwind at wine bar Chives.

With a renewed sense of vigour in recent years, Hunstanton is a place that attracts young families, professionals and entrepreneurs alike, along with those looking to enjoy their golden years and life at a slower pace. Find out why this is the perfect spot to discover your coastal bolthole.



Note from Sowerbys



“Living in Hunstanton, you're well-located to explore lots of local landmark areas - including the world famous Royal Sandringham Estate.”

SOWERBYS



## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref:- 2388-7035-7245-3865-3930

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: ///tools.cans.wasps

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# SOWERBYS



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