



THE STORY OF

12 Church Street

Hunstanton, Norfolk

SOWERBYS

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12 Church Street

Hunstanton, Norfolk
PE36 5HB

No Onwards Chain

Three Double Bedrooms

Off-Street Parking to Rear

Open Plan Lounge/Dining Room

Close Proximity to the Beach and Shops

Low Maintenance Garden

Excellent Decorative Order

SOWERBYS HUNSTANTON OFFICE

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“Overlook your rear garden from the delightful dining space, a perfect spot in the summer.”

Step into the warmth and charm of this delightful mid-terrace character cottage, meticulously maintained and boasting a timeless appeal.

Upon entering, the ground floor welcomes you with a light and airy lounge/dining room, featuring a charming wood-burner fireplace which sets the perfect ambiance for cosy evenings spent indoors. Seamlessly connected to this inviting space is the galley shaker-style kitchen, which leads

to a modern shower room, providing convenience and functionality to the main living areas.

As you ascend the stairs, you'll find three generously proportioned double bedrooms on the upper level, each offering a haven of comfort and tranquillity. Among them, the main bedroom stands out for its spaciousness and abundant natural light, creating a serene retreat for relaxation and rejuvenation.





Outside, the property boasts a low-maintenance garden at the rear, offering a peaceful outdoor space for enjoying sunny days or entertaining guests. Additionally, the convenience of off-street parking adds to the allure of this charming home, a great bonus for a home so well-located within the town.

Centrally positioned within Hunstanton, this property offers unparalleled convenience, with shops and the picturesque sunset beach just a short stroll away. Whether you're looking for a permanent residence or a holiday getaway, this home is ideal for those seeking a lock-up-and-leave lifestyle, promising a perfect blend of character and practicality in equal measure.



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.



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



“In this quaint cottage, you're well located within the Victorian town of Hunstanton.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 2167-3036-3207-3044-3200

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: ///boardroom.economies.ballparks

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