



THE STORY OF

23 Kings Road

Hunstanton, Norfolk

SOWERBYS



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23 Kings Road

Hunstanton, Norfolk
PE36 6ES

Detached Bungalow

Sea-Front Location

Excellent Order

Open-Plan Accommodation

Garden Room

Utility Room

Three Bedrooms

Family Bathroom and En-Suite

No Upward Chain

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Located just a minute's walk from the picturesque seafront, this stunning three bedroom detached bungalow offers the perfect blend of modern living and coastal charm. The property boasts an open-plan layout, meticulously designed for both family life and entertaining guests.

As you enter, you are greeted by a spacious and contemporary living area that seamlessly flows into the dining space and kitchen. The kitchen, equipped with high-end appliances and sleek finishes, includes a convenient utility room to the side, ensuring that everyday chores are kept out of sight. The highlight of the living space is undoubtedly the beautiful garden room. With its bi-folding doors, this room opens to the expansive rear garden, creating a seamless indoor-outdoor living experience.

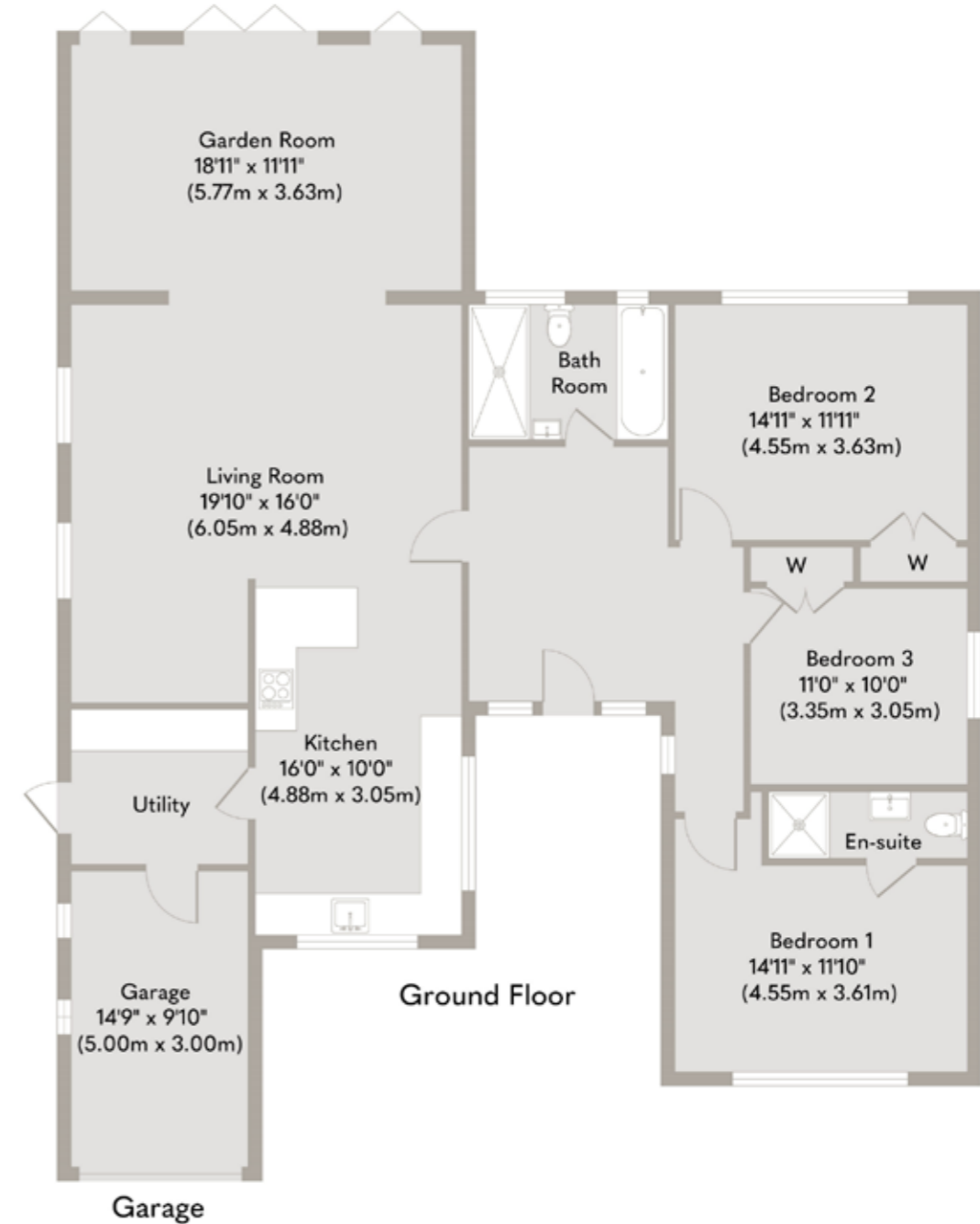
The bungalow features three well-appointed bedrooms. The principal bedroom is a luxurious retreat, complete with a modern en-suite bathroom for added privacy and comfort. The additional two bedrooms are generously sized and share a stylish family bathroom, ensuring ample space for family or guests.

Externally, the property offers a good-sized driveway and an integral garage, providing plenty of parking and storage options. The rear garden is a tranquil haven, mainly laid to lawn with an attractive patio area, perfect for outdoor dining or simply enjoying the serene surroundings.



A very contemporary spacious feel...





Ground Floor Plan Approximate Floor Area 1510 sq.ft (140.28 sq.m)(Excluding Garage)
 Garage Approximate Floor Area 123 sq.ft (11.41 sq.m)
 Approx. Gross Internal Floor Area 1633 sq.ft (151.69 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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Hunstanton

A VICTORIAN TOWN WITH
WORLD-FAMOUS CLIFFS

Who wouldn't want a place by the sea? Hunstanton, a traditional, unspoilt coastal town, is perfect for a beach walk and a fish and chip supper. For residents, this Victorian gem offers even more.

Founded in 1846 by Henry Le Strange as a Victorian Gothic bathing resort, Hunstanton thrived with the railway from King's Lynn, becoming a top day-trip destination. Today, holidaymakers flock to Searles Leisure Resort, enjoy boat trips on the Wash Monster, fairground rides, and traditional arcades. The Princess Theatre, renamed in the 80s for Lady Diana Spencer, hosts live performances, films, and seasonal pantos. Golf enthusiasts can play mini-golf, pitch & putt, and the renowned Links course in Old Hunstanton.

Facing west across The Wash, "Sunny Hunny" is famous for its sunsets. Summer evenings are perfect for watching the sun set from the green, beach, or Victorian squares. Impressive Victorian and Edwardian properties line these squares, alongside contemporary homes, apartments, and senior living accommodations. Education options include a primary and secondary school (Smithdon High, a Grade II listed building), and Glebe House School, a co-educational prep school. Amenities feature a GP surgery, post office, leisure pool, and gym at The Oasis, overlooking the sea.

Local shopping includes Tesco, Sainsbury's, and a Lidl nearby in Heacham, along with a fantastic local greengrocer and award-winning deli. Dining options range from full English breakfasts to afternoon tea at Berni Beans and relaxing at wine bar Chives.

Hunstanton attracts young families, professionals, and retirees seeking a slower pace of life. Discover why this charming town is the perfect coastal retreat.



Note from the Vendor



View of 23 Kings Road to the sea.

“Just a minute’s walk from the picturesque seafront.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0318-3040-7297-5103-5974

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: ///winners.since.robos

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SOWERBYS

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for the homeless

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