



THE STORY OF

14 Northgate

Hunstanton, Norfolk

SOWERBYS



THE STORY OF

14 Northgate

Hunstanton, Norfolk
PE36 6DG

Three-Story Victorian Property

Character Features

Off Street Parking

Sea Views

Exceptional Level of Accommodation

Walking Distance to Beach and High Street

SOWERBYS HUNSTANTON OFFICE
01485 533666
hunstanton@sowerbys.com





This impressive three-storey Victorian semi-detached house offers exceptional levels of accommodation, making it a standout property in the desirable seaside location. Bursting with character features, the home exudes charm and elegance, seamlessly blending period details with modern comforts.

The ground floor greets you with a spacious lounge featuring a large bay window that fills the room with natural light, creating a warm and inviting atmosphere. The expansive kitchen/dining room, perfect for family gatherings and entertaining, extends into a sunroom that provides a bright, airy space to relax and enjoy views of the garden. A handy downstairs WC adds convenience to this well thought out layout.

The upper floors reveal five to six generously sized bedrooms, providing ample space for family and guests. Two of these bedrooms boast en-suite bathrooms. The remaining bedrooms share a well appointed family bathroom. Front-facing bedrooms offer beautiful sea views, allowing you to wake up to the sight of the sea each morning.

Outside, the property features off street parking, a rare find in this bustling seaside town. The location is unbeatable, just a short stroll from the sunset beach and the vibrant high street, where you can enjoy local shops, cafes, and restaurants.

Living in this Victorian gem means embracing a lifestyle of comfort, space, and scenic beauty. With its character filled interiors, ample accommodation, and prime location, this home is perfect for those seeking a blend of historic charm and modern convenience by the sea.





Ground Floor Approximate Floor Area 879 sq. ft. (81.67 sq. m)
First Floor Approximate Floor Area 733 sq. ft. (68.14 sq. m)
Second Floor Approximate Floor Area 633 sq. ft. (58.80 sq. m)
Approx. Gross Total Internal Floor Area 2,245 sq. ft. (208.61 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.

Copyright V360 Ltd 2023 | www.houseviz.com

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 Sowerbys



“Living in this Victorian gem means embracing a lifestyle of comfort, space, and scenic beauty.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref: 0728-0048-7275-5278-7974

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: ///spicy.mildest.scorpions

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

