



THE STORY OF

# Warwick House

*Hunstanton, Norfolk*

SOWERBYS





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# Warwick House

Hunstanton, Norfolk  
PE36 6BS

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Spacious Family Home

Recently Modernised

Sitting Room

Dining Room

Kitchen

W/C

Four Bedrooms

Family Bathroom

Enclosed Rear Garden

Finished to High Standard

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Nestled in the desirable Avenues area of Hunstanton, this beautifully updated character home is a true gem. Just a short stroll from the town centre and the stunning seafront, it offers an enviable lifestyle combining coastal charm with modern convenience.

Step inside, and you'll immediately be greeted by the perfect harmony of traditional elegance and contemporary comfort. The sitting room, with its charming feature fire surround, invites cosy evenings with loved ones, while the dining room/snug provides a versatile space for formal meals or relaxed gatherings. At the heart of the home lies the modern kitchen, thoughtfully designed with sleek finishes and bi-folding doors that open effortlessly to the rear garden, creating a seamless indoor-outdoor living experience. A convenient downstairs W.C. completes the ground floor.

The first floor offers four generously sized bedrooms, each brimming with natural light and providing plenty of space for family or guests. The family bathroom is a standout feature, boasting a luxurious freestanding bath—perfect for unwinding after a long day.

Outside, the enclosed rear garden is both private and low maintenance, offering a tranquil space for al-fresco dining, morning coffee, or simply soaking up the coastal air.

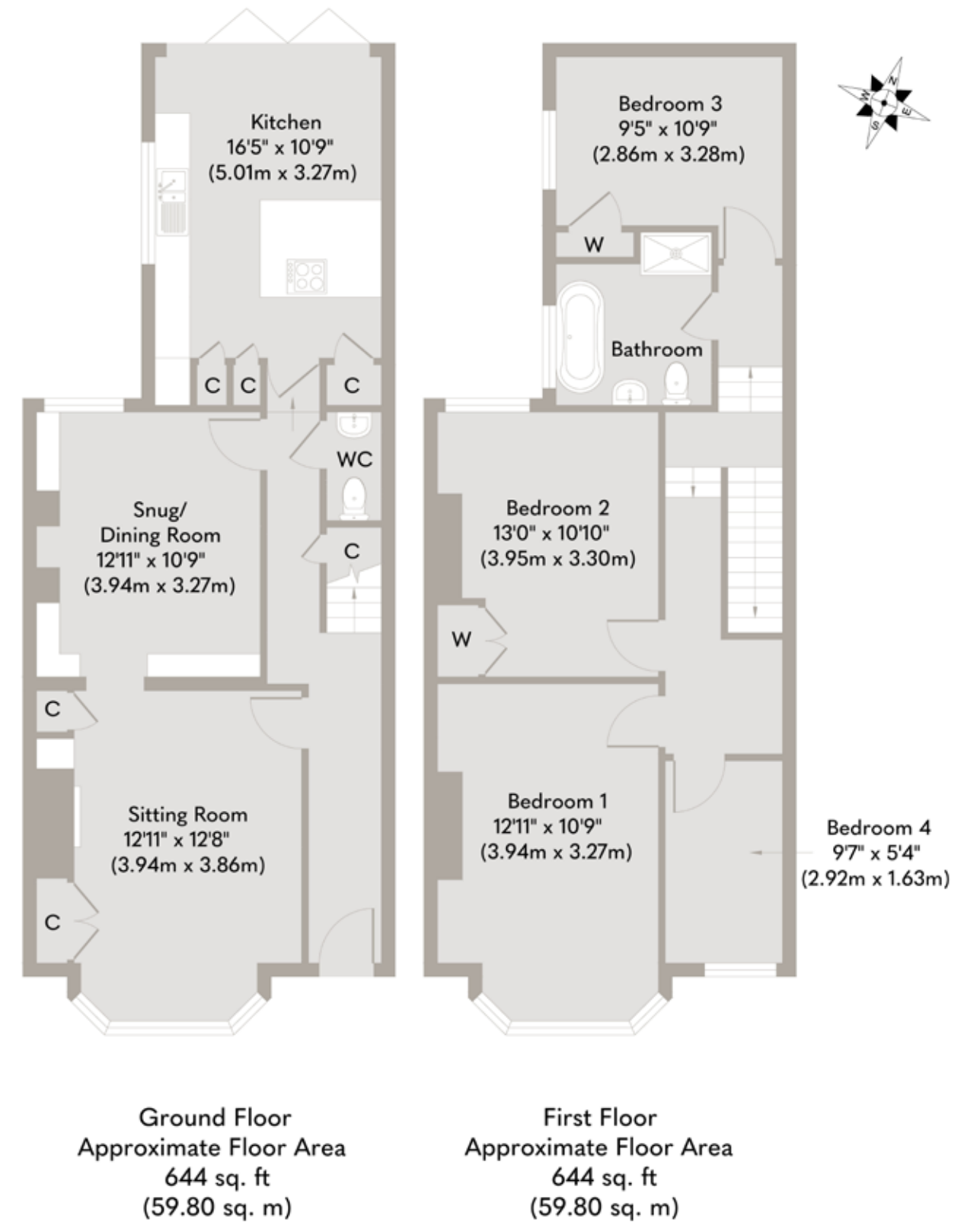
Enjoying the best of Hunstanton's lifestyle, where the vibrant town centre, charming shops, and picturesque seafront are all just a leisurely walk away. Imagine weekends spent exploring the beach, indulging in local eateries, or hosting friends in a home that seamlessly combines period character with contemporary style.

This home is more than just a place to live—it's a lifestyle opportunity waiting to be embraced.









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 Sowerbys*



“Warwick House offers an enviable lifestyle combining coastal charm with modern convenience.”



## SERVICES CONNECTED

Mains water, electricity, gas and drainage.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

D. Ref: 0370-2415-5490-2795-3571

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: ///reissued.chairing.spades

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# SOWERBYS

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