



THE STORY OF

3 Austin Street

Hunstanton, Norfolk

SOWERBYS



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Hunstanton, Norfolk
PE36 6AJ

Town Centre Location

Pleasantly Presented

South-Facing Garden

Garage and Off-Street Parking

Five Bedrooms and En-Suites

Kitchen with Separate Utility

Multi-Generational Living

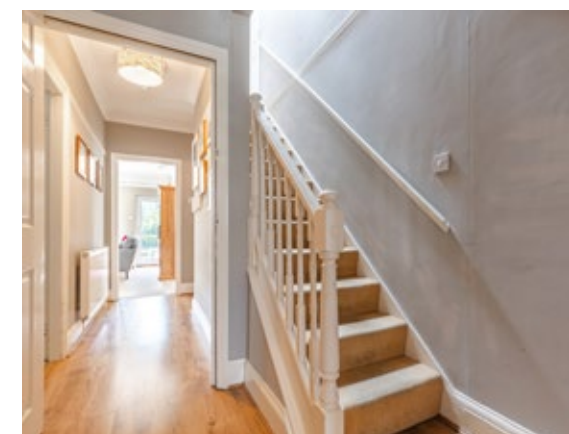
Spacious Chalet

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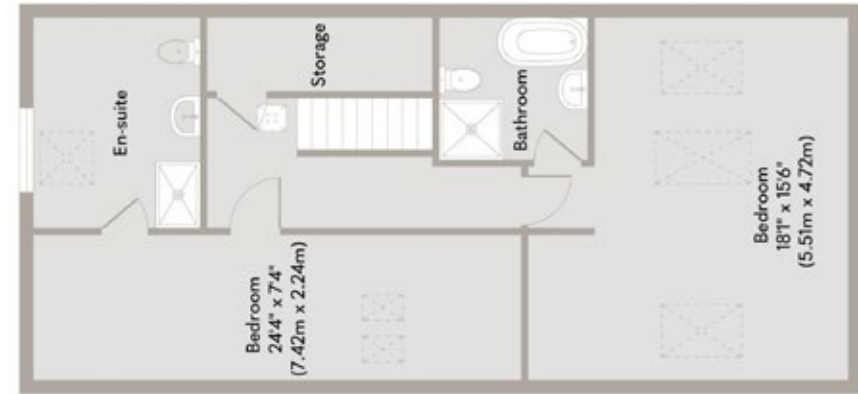


This beautifully presented detached chalet in the sought after seaside town of Hunstanton offers over 2,200 square feet of versatile living space. Perfectly suited for a large family or those looking for investment potential, the property provides an impressive layout with five bedrooms, each complemented by its own en-suite, offering both privacy and convenience for family members or guests.

The spacious accommodation is spread across two floors, with a well-thought-out design that provides ample flexibility. The ground floor has four bay windows which give character and also flood light into the sitting and dining rooms. Downstairs also includes a bright conservatory which offers a lovely space to relax and enjoy views of the garden, while the spacious kitchen/breakfast room and utility room add practicality for everyday living.

With a handy storage shed, the south-facing rear garden is well-maintained with a large seating decking area that provides a peaceful retreat, ideal for outdoor dining or relaxing with friends and family. To the front there is off-street parking and, unusually for the area, access to a garage.

The size and layout make the home perfect for those seeking multi-generational living or the opportunity to develop a holiday let investment, taking full advantage of Hunstanton's popularity as a coastal destination. With just a short walk to the vibrant High Street or the beautiful sunset beach, Burlington House will appeal to all that are seeking that coastal living appeal.



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



"...with ample versatile accommodation, the property is ideal for multi-generational living or as an investment."



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0320-2535-3510-2025-3515

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: ///skips.husky Depending

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SOWERBYS

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to these Norfolk charities every time we sell a home

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Journey*

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
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Air Ambulance**

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