



THE STORY OF

6 Clarence Road

Hunstanton, Norfolk

SOWERBYS



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6 Clarence Road

Hunstanton, Norfolk
PE36 6EG

Three Bedroom House

Close to Seafront

Sea Views

Family Sitting Room

Kitchen/Dining Room

Ground Floor Shower Room

Three Bedrooms

Family Bathroom

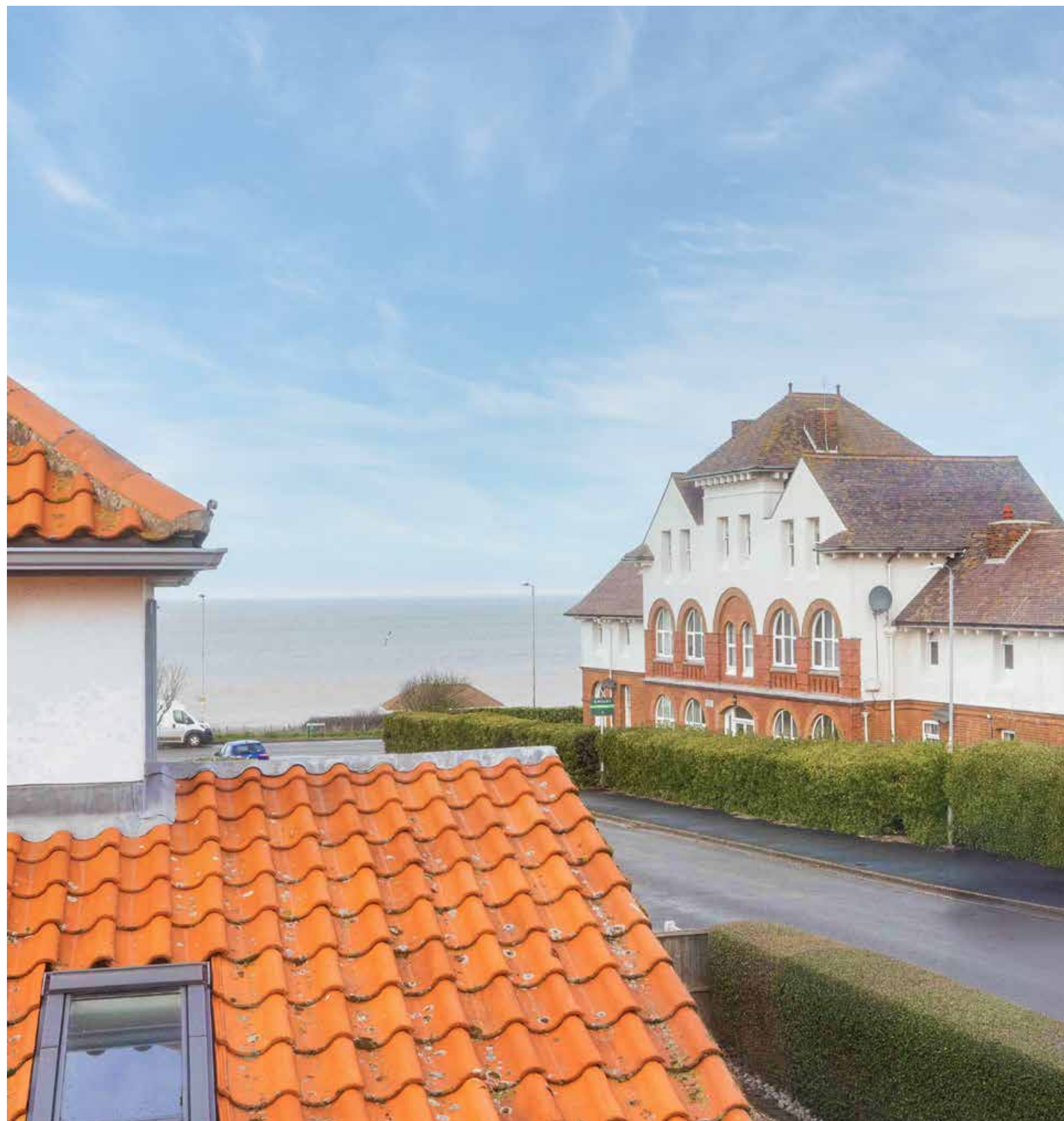
Outdoor Seating Area

Successful Holiday Let

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com





Situated just a stone's throw from the seafront, this beautifully refurbished three-bedroom home offers breathtaking sea views and is presented in immaculate decorative order. Whether you're looking for a charming permanent residence or a lucrative holiday let, this property ticks all the boxes.

The ground floor boasts a formal sitting room with doors opening onto a private seating area - perfect for unwinding in the evening. The stylish kitchen/dining room provides an ideal space for entertaining family and friends, while a convenient ground-floor shower room is perfect for freshening up after a day at the beach.

Upstairs, three well-proportioned bedrooms are complemented by a modern family bathroom, offering comfortable accommodation for residents and guests alike.

Outside, a delightful lawned garden and additional seating area provide a wonderful space for outdoor relaxation. The property also benefits from off-road parking and a useful store room.





First Floor
Approximate Floor Area
539 sq. ft
(50.07 sq. m)



Ground Floor
Approximate Floor Area
938 sq. ft
(87.14 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 Sowerbys



“Whether a main residence or seaside holiday let, this property ticks all the boxes...”



SERVICES CONNECTED

Mains electricity, water and drainage. Electric heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 8721-7921-6520-6574-3992

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: ///owns.slamming.bordering

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

