



THE STORY OF

# 20 York Avenue

*Hunstanton, Norfolk*

SOWERBYS





THE STORY OF

# 20 York Avenue

Hunstanton, Norfolk  
PE36 6BU

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Spacious Victorian Home

Quiet Location

Short Walk to Beach

Two Reception Rooms

Kitchen/Dining Room

Four Bedrooms

Two Bathrooms

Enclosed Rear Garden

No Upward Chain

Excellent Decorative Order

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**SOWERBYS HUNSTANTON OFFICE**

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Located in the desirable Avenues area of Hunstanton, this charming and spacious family home offers generous accommodation across three beautifully presented floors. Designed to maximise space and natural light, this impressive property blends period charm with modern comforts, making it an ideal home for families or those who love to entertain.

The bright and inviting formal sitting room features a beautiful bay window that fills the space with natural light. The elegant dining room, perfect for hosting gatherings, opens directly onto the enclosed rear garden, creating a seamless indoor-outdoor flow. The well-appointed kitchen and breakfast room provide ample space for family life, offering both practicality and style.

On the first floor, three well-proportioned bedrooms ensure comfort and versatility, while two modern bathrooms add convenience. The top floor features a further spacious double bedroom, ideal as a guest suite, home office, or additional family space.

The enclosed rear garden has been thoughtfully hard landscaped for low-maintenance enjoyment, providing a peaceful retreat to relax or entertain. With its excellent location, generous living space, and well-maintained interiors, this is a fantastic opportunity to acquire a beautiful home in a well-regarded area.

Early viewing is highly recommended to appreciate all this exceptional property has to offer.

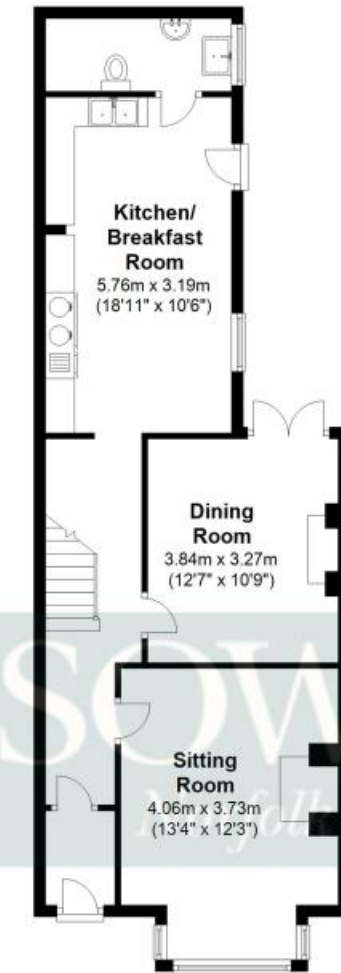




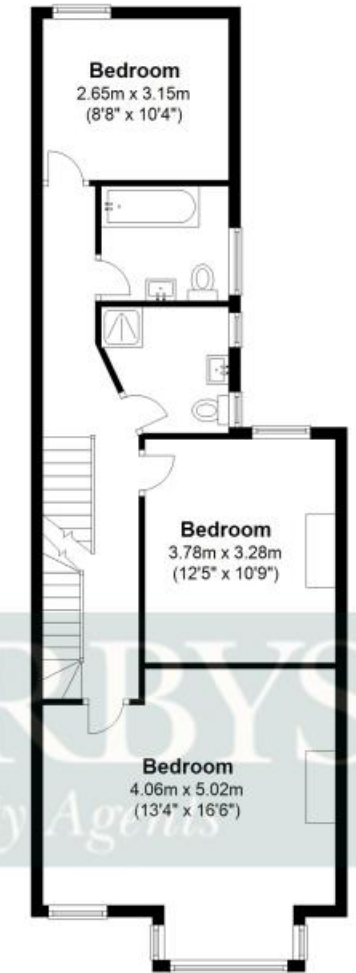




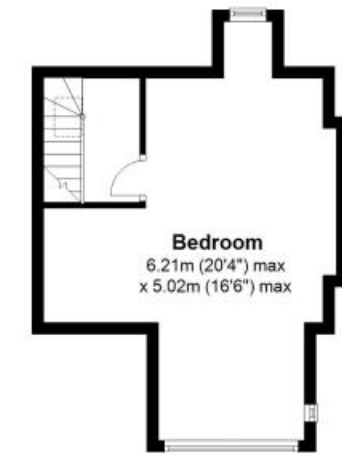
**Ground Floor**  
Approx. 65.2 sq. metres (702.0 sq. feet)



**First Floor**  
Approx. 64.6 sq. metres (694.8 sq. feet)



**Second Floor**  
Approx. 26.5 sq. metres (285.3 sq. feet)



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



Sitting Room

"...beautiful bay window that fills the space with natural light."



## SERVICES CONNECTED

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

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

D. Ref: 0564-2890-6133-9698-7241

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

Leasehold with Diocese of Norwich and Over 800 Years Left on Lease.

## LOCATION

What3words: ///leans.pose.tangling

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.  
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