



THE STORY OF
58 Victoria Avenue
Hunstanton, Norfolk

SOWERBYS



THE STORY OF

58 Victoria Avenue

Hunstanton, Norfolk
PE36 6BX

No Onward Chain

Modernised Throughout

Beautifully Presented

Three Double Bedrooms

Character Features

Open Fireplace

Walking Distance to the Beach

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In the popular Avenues area of Hunstanton, 58 Victoria Avenue offers the perfect blend of period character with modern comfort - a close walk to both the beach and the high street.

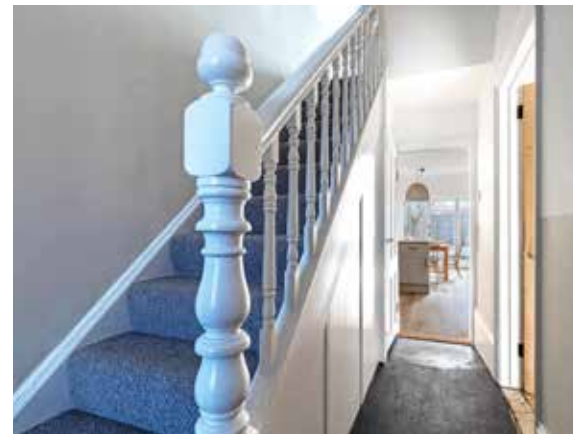
This Victorian mid-terrace has been carefully renovated by the current owners, creating a turnkey home which is ready to move into. The front reception room retains original features, including wooden flooring and a bay window, complemented by an open fireplace with a character surround - offering a cosy, welcoming space to relax.

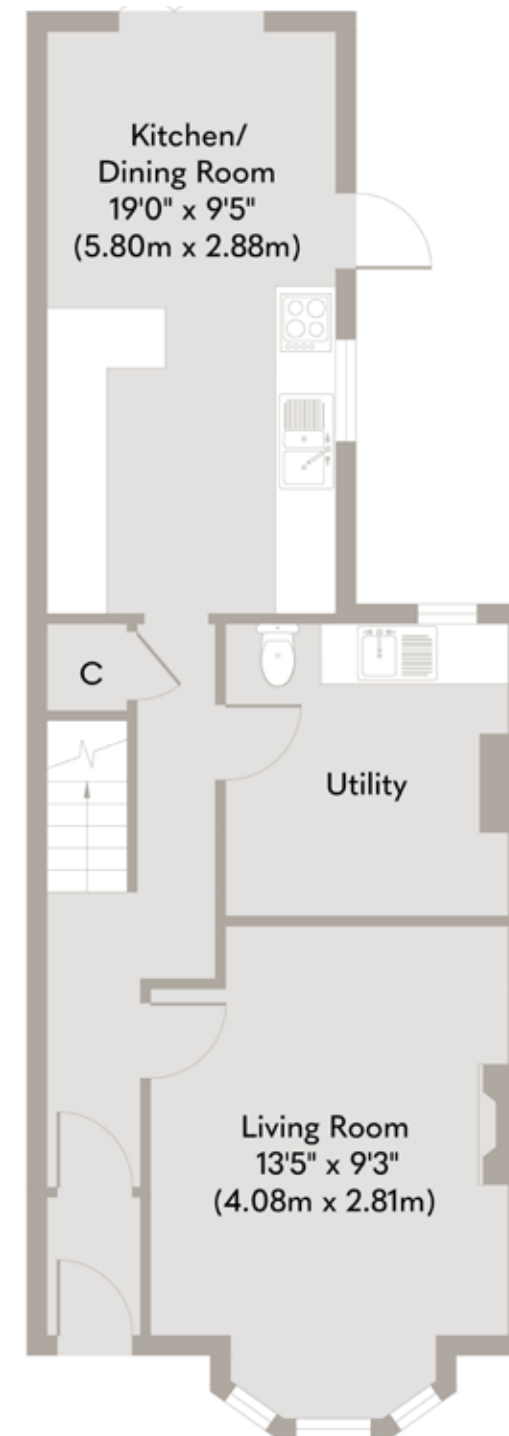
At the rear of the property, the newly fitted kitchen-dining room is the functional heart of the home. With Shaker-style cabinetry, wooden worktops, and space to dine or entertain, it is a room designed for everyday living. A generously sized utility room adds practicality, and the space to keep the main living spaces clutter-free.

Upstairs, the home offers three double bedrooms. The stand-out principal bedroom spans more than 15 feet in length and features another bay window, adding natural light and a sense of space. A modern shower room serves the upper floor, with clean, contemporary finishes.

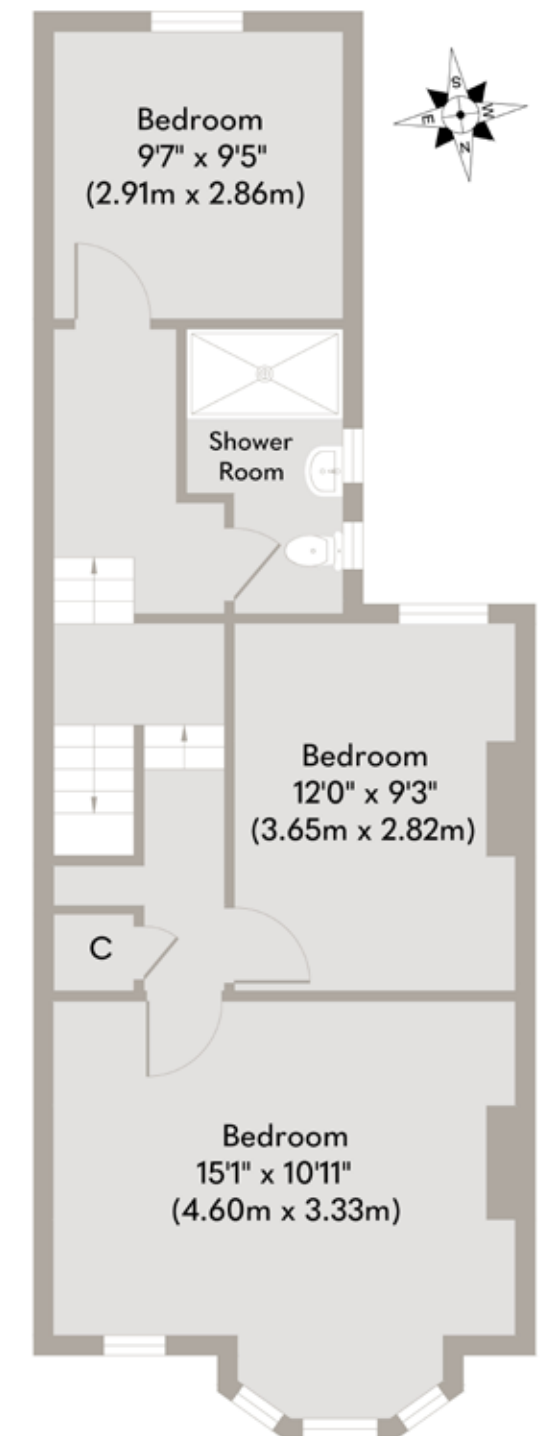
Outside, the low-maintenance, south-facing garden provides a private outdoor area - ideal for morning coffee, weekend downtime, or summer evenings without the need for extensive upkeep.

58 Victoria Avenue offers a lifestyle of ease and balance - modernised, well-located, and full of character. A home ideal for those looking to enjoy coastal living without compromise...





Ground Floor
Approximate Floor Area
550 sq. ft
(51.10 sq. m)



First Floor
Approximate Floor Area
550 sq. ft
(51.10 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



"It's easy to simply enjoy your south-facing rear garden as it is of such low-maintenance."



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 9958-8076-6259-4781-6930

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: ///november.ramming.gossiped

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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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