



THE STORY OF

# 22 Old Town Way

*Hunstanton, Norfolk*

SOWERBYS





S

THE STORY OF

# 22 Old Town Way

Hunstanton, Norfolk  
PE36 6EW

Two Spacious Bedrooms

New Kitchen

Modern Shower Room and En-Suite W/C

Conservatory Overlooking Rear Garden

Driveway with Off-Street Parking

Warm and Welcoming Hallway

West Facing Garden

Large Lounge Diner

Well-Presented Throughout

SOWERBYS HUNSTANTON OFFICE

01485 533666

[hunstanton@sowerbys.com](mailto:hunstanton@sowerbys.com)





“We’d describe our home as peaceful and light.”

22 Old Town Way is a beautifully updated, spacious detached bungalow, perfectly situated within walking distance to the stunning sandy dune beaches of Old Hunstanton and the vibrant town centre of Hunstanton. This charming home offers a unique blend of coastal living and modern convenience.

As you step through the front door, you are greeted by a large, light-filled entrance hallway that sets a welcoming tone for the rest of the property.

The heart of the home is the spacious lounge diner, bathed in natural light

from large windows, creating an airy and inviting atmosphere. From here, you can access the conservatory, a perfect spot to relax and enjoy views of the beautifully maintained rear garden.

The brand new, contemporary-style kitchen is well equipped, featuring modern appliances and a convenient pantry cupboard. It also overlooks the rear garden, allowing you to enjoy the greenery while preparing meals.











The bungalow boasts two generous double bedrooms with the principal bedroom standing out as it overlooks the rear garden and features built-in wardrobes and a private en-suite W/C.



There is a modern shower room that has been fully tiled and benefits from have a low tray shower.





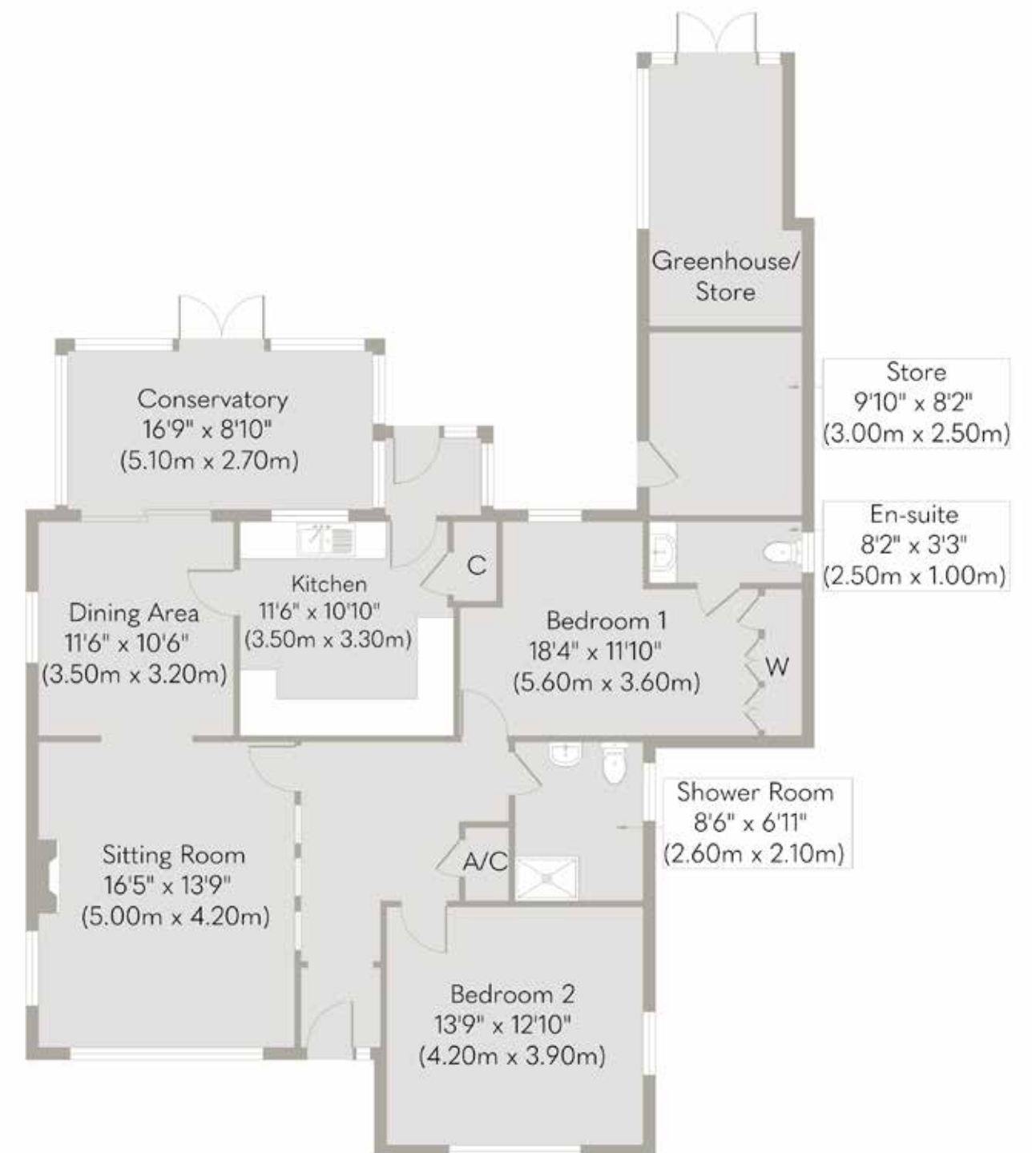
This garden is west facing, providing ample sunlight throughout the day, and is primarily laid to lawn, making it an ideal space keen green fingered gardeners. It also includes a greenhouse and a brick store.

The front garden is equally impressive, with a gravel driveway that accommodates several cars, providing easy access for you and your guests. This home is not only a comfortable living space but also a gateway to the beautiful coast, with the picturesque landscapes just a short drive away.

Experience the best of coastal living in this delightful bungalow, where modern updates meet the charm of coastal living.







Approximate Floor Area  
1,456 sq. ft  
(135.23 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.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)



## ALL THE REASONS

## Hunstanton

IS THE PLACE TO CALL HOME



Who wouldn't want a place by the sea? Hunstanton is a traditional, unspoilt coastal town, the

perfect spot to enjoy a walk on the beach and a tasty fish and chip supper, but for those lucky enough to call it home, this Victorian gem has so much more to offer.

Established in 1846 by Henry Le Strange as a bathing resort designed in a Victorian Gothic style, the esteemed townsman wisely led the development of a railway from King's Lynn to enable day-trippers to reach the 'new town' – a canny investment as the route was later to become the most profitable in the country.

Holidaymakers still Mecca to Hunstanton, many staying at Searles Leisure Resort which opened as a caravan park in 1936. Wile away an afternoon on the water with a boat trip on its Wash Monster, ride the carousel at the fairground or keep it traditional and feed the penny slots at the arcades. The town's Princess Theatre, renamed in the 80s in honour of Lady Diana Spencer, features a year-round programme of live performances, film screenings plus a seasonal panto. Golfers of all ages can try their hand with a mini golf course and pitch & putt on the cliff-top, plus a renowned Links course in neighbouring Old Hunstanton.

Facing west across The Wash, 'sunny Hunny' as the locals fondly call it, is famous for its incredible sunsets and in the summer months it's customary to head to the green, beach or one of the Victorian squares to watch the daylight

slowly fade.

Impressive Victorian and Edwardian properties line the squares and surrounding streets, which have been added to over the years with more contemporary homes, apartments and supported accommodation for later life living. With a primary and secondary school, Smithdon High, which is a Grade II listed building, plus a co-educational prep school, Glebe House School, there is an excellent choice of education within the town. Other amenities include a GP surgery and Post Office, plus a leisure pool and gym at The Oasis, which overlooks the sea – grab an early morning workout and watch the skyline come to life.

Two of the supermarket stalwarts, Tesco and Sainsbury are in town, with a Lidl just five minutes away on the A149 at Heacham, but a fantastic local greengrocer and award winning deli are the place to stock up on brilliant ingredients and tasty treats from artisan makers. Naturally as a holiday destination, there are plenty of places to start the day with a full English, treat yourself to a traditional afternoon tea at Berni Beans, or unwind at wine bar Chives.

With a renewed sense of vigour in recent years, Hunstanton is a place that attracts young families, professionals and entrepreneurs alike, along with those looking to enjoy their golden years and life at a slower pace. Find out why this is the perfect spot to discover your coastal bolthole.



Note from the Vendor



"We love watching the beautiful sun rises from the lounge window."

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, gas and drainage.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref: 8793-2844-1529-6706-5083

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: ///flop.harder.loss

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



Sowerbys Estate Agents Limited is a company registered in England and Wales,  
company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL