



THE STORY OF

# 11a Victoria Avenue

*Hunstanton, Norfolk*

SOWERBYS





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# 11a Victoria Avenue

Hunstanton, Norfolk  
PE36 6BX

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Character Property

Minutes From the Sea Front

Sitting Room

Kitchen with Dining Area

Dining Room/Snug/Bedroom

Three Bedrooms

Family Bathroom

Enclosed Rear Garden

No Upward Chain

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Situated in the popular Avenues area of Hunstanton, this charming three-bedroom character home is offered with no upward chain and lies just a short stroll from the vibrant town centre and the sandy shoreline.

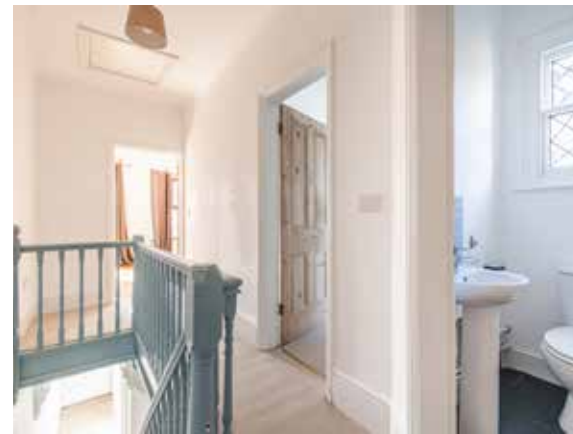
Impressively blending period features with modern touches, this home offers spacious and versatile living - ideal for families, weekend escapes, or a more permanent coastal lifestyle.

The ground floor includes a welcoming sitting room, it's impressive central fireplace a true signature for the blend of old meeting new. Elsewhere, a formal dining room is perfect for gathering with friends and family, whilst a well-appointed kitchen/breakfast room has doors leading our to the rear garden.

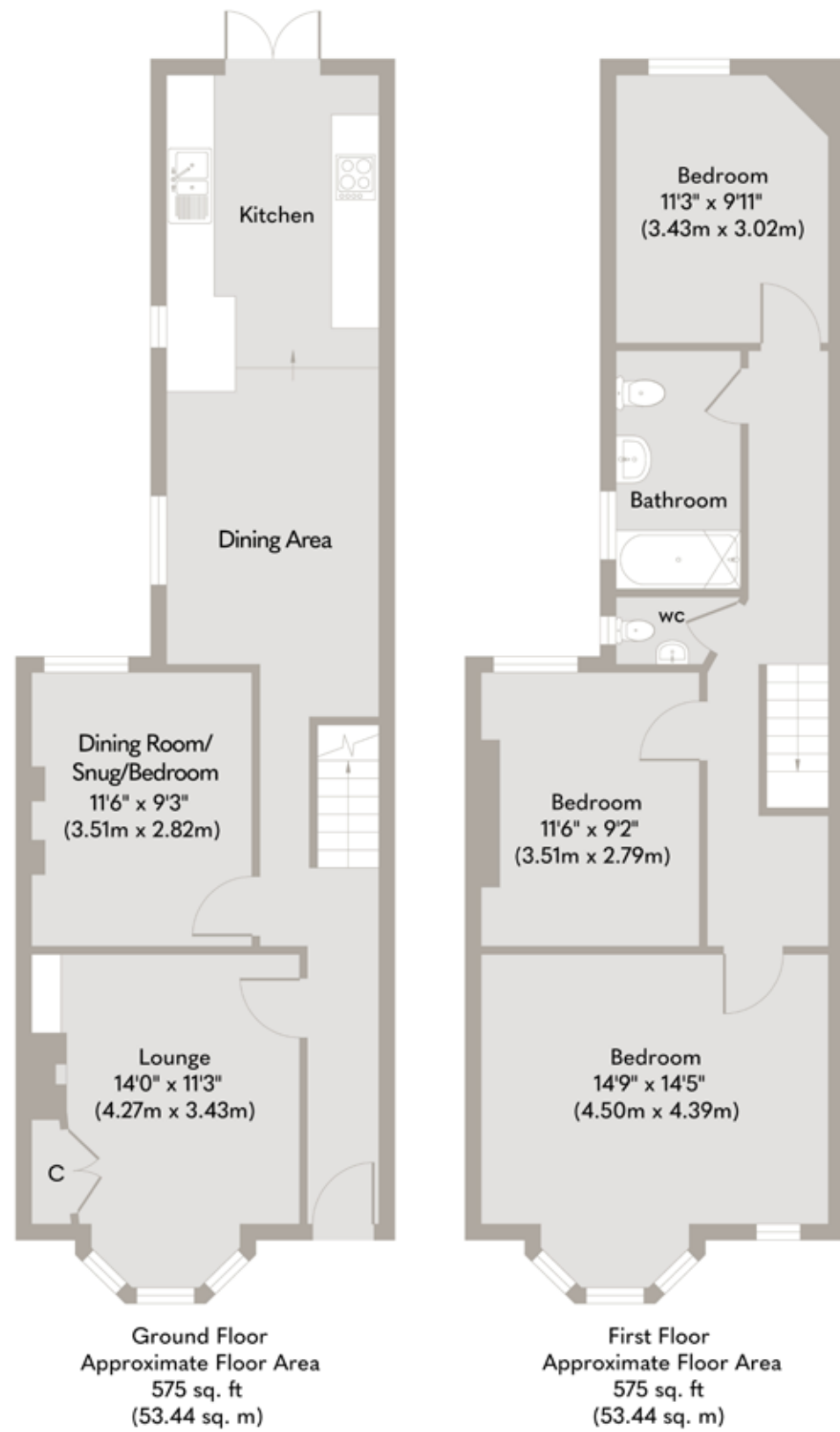


Upstairs, three good-sized bedrooms and a family bathroom provide comfortable and flexible accommodation, making it a perfect fit for family living or hosting guests.

With its enviable location and no onward chain, this is a wonderful opportunity to make a move to one of Norfolk's most loved seaside towns. Whether it's morning coffee on the promenade, a brisk walk along the beach, or browsing the independent shops and cafés nearby - life in Hunstanton has a relaxed rhythm all of its own.







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*



“As we approach the summer-time, it's hard not to take for granted the joyous lifestyle afforded by living in a coastal town like Hunstanton...”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

D. Ref:- 9112-9623-4090-0535-9222

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: ///animates.sprays.snipped

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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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