



THE STORY OF

15 Valentine Court

Hunstanton, Norfolk

SOWERBYS



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Hunstanton, Norfolk
PE36 5NP

Family Home

Sitting Room

Kitchen

Conservatory

Three Bedrooms

Family Bathroom

W.C.

Enclosed Garden

Driveway

Garage

Ideally located just a minute's walk from the vibrant town centre and only a short stroll to the beach, this delightful three-bedroom family home offers the perfect blend of convenience, comfort, and coastal charm.

To the front of the property, a welcoming sitting room provides a cosy space to relax and unwind. To the rear, a well-appointed kitchen flows beautifully into a bright conservatory – a versatile space for dining, entertaining, or simply enjoying peaceful views over the enclosed rear garden. A handy downstairs W.C. adds practicality to the ground floor layout.

Upstairs, the property boasts three generously sized bedrooms, each filled with natural light, and being served by a modern family bathroom.

Externally, the home benefits from a private driveway and garage, offering ample off-road parking and additional storage. The fully enclosed rear garden provides a safe and sunny space for children and pets to play, or for adults to enjoy alfresco dining and relaxed outdoor living.

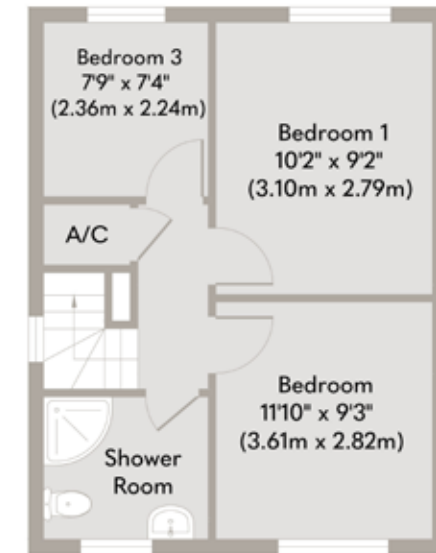
With its unbeatable location, versatile living spaces, and easy access to both local amenities and the coast, this charming home is ideal for families, downsizers, or those dreaming of a peaceful seaside retreat.

SOWERBYS HUNSTANTON OFFICE

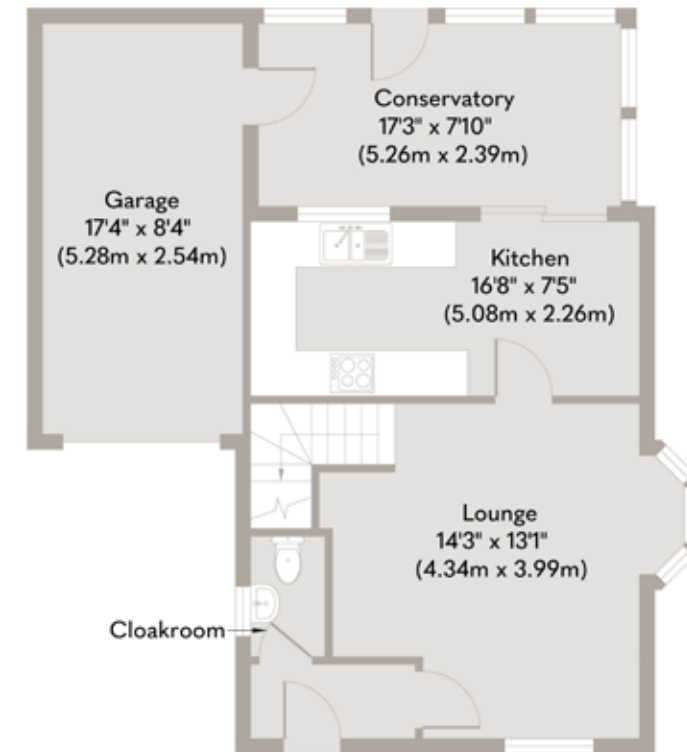
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First Floor
Approximate Floor Area
375 sq. ft
(34.85 sq. m)



Ground Floor
Approximate Floor Area
680 sq. ft
(63.17 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



"The fully enclosed rear garden provides a safe and sunny space..."



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref: 7435-7624-2400-0339-8206

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: ///petition.interests.player

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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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