



THE STORY OF

Avondale House

Hunstanton, Norfolk

SOWERBYS



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Avondale House

Hunstanton, Norfolk
PE36 6DY

No Onward Chain

Spacious Victorian Property

Fantastic Sea Views

Light and Airy Accommodation

Ample Off-Street Parking

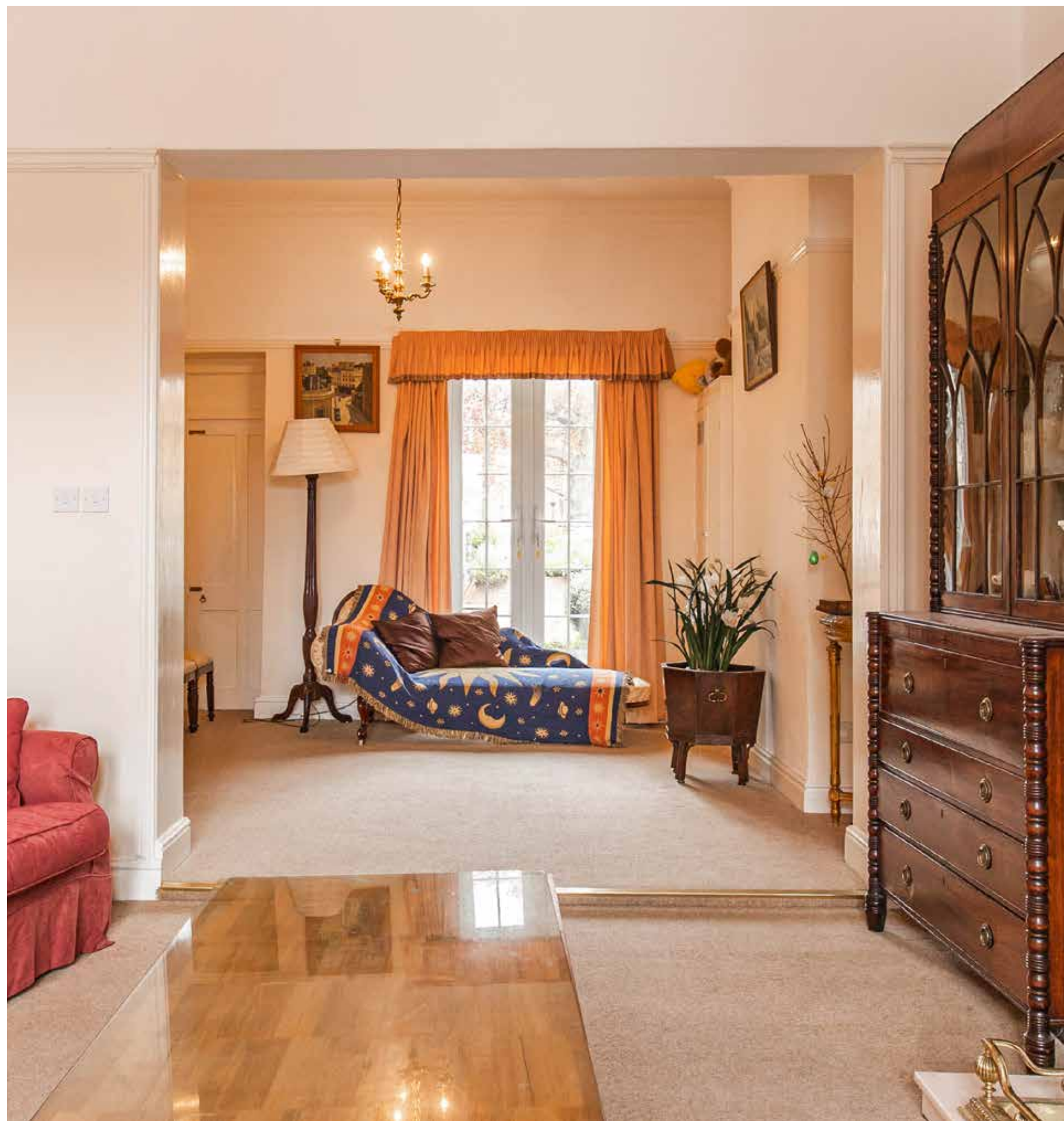
Well-Proportioned Rooms

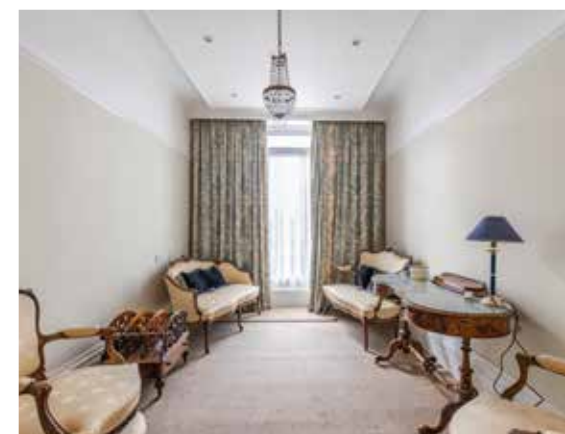
Opportunity to Improve

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com





Avondale House is steeped in family history and has been a cherished second home for many years. This grand seaside residence has provided the backdrop for countless summer holidays, festive gatherings, and moments by the sea.

Set in an enviable location with breathtaking sea views, the home stands just steps from the coastline, offering the perfect setting for both relaxed summer days and bracing winter walks along the shore.

Inside, there is an abundance of space with eight generous bedrooms and five bathrooms, comfortably accommodating family and guests. Three reception rooms offer flexibility, whether for formal entertaining, a games room, a quiet reading space, or a home office.

The house retains many traditional features, including high ceilings and period details, while offering new owners the opportunity to update and make it their own. Outside, the rear of the property is used for ample parking, and the front terrace provides a spot to enjoy the sunset over the coastline.

Beyond the home itself, Avondale House offers a fantastic lifestyle, with the beach on your doorstep, local shops and restaurants nearby, and excellent transport links.

Avondale House is a rare opportunity—full of history, character, and potential—ready for its next chapter.



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



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SERVICES CONNECTED

Mains water, electricity and drainage, Gas central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 9540-3024-5202-6147-0200

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: ///managed.traders.clays

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.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

