



S

ANDON HOUSE

THE STORY OF  
Brandon House

*Hunstanton, Norfolk*

SOWERBYS





THE STORY OF

# Brandon House

11 Avenue Road, Hunstanton, Norfolk  
PE36 5BW

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Semi-Detached Victorian Home

Spacious Four/Five Bedroom Property

Abundance of Natural Light

Well-Appointed Kitchen/Breakfast Room

Dining Room

Sitting Room with Bay Windows

Cosy Snug with Feature Fireplace

Character Features Throughout

In Beautiful Condition

Walking Distance to the Beach and High Street

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Perfectly positioned just a short walk from both the sandy beach and vibrant high street of Hunstanton, 11 Avenue Road stands as a handsome and generously proportioned Victorian home. Beautifully restored by the current owners, the property blends timeless period elegance with the comfort and practicality of modern family living.

The house offers an abundance of space across five versatile reception rooms, each with its own character. The bay-fronted sitting room provides a welcoming retreat, filled with natural light and original detailing. The separate dining room is ideal for entertaining, while a cosy snug with feature fireplace offers the perfect spot to unwind. To the rear, a large well-appointed kitchen creates a sociable heart to the home, flowing through to a sunny conservatory that opens out to the garden beyond.

Upstairs, five bedrooms offer flexible accommodation, with the smallest bedroom making an ideal nursery, study or dressing room. The remaining bedrooms are all generously sized and are served by a spacious and family shower room.

Outside, the rear garden is partly to lawn with a gravelled seating area that catches the afternoon sun, making it an ideal space for relaxing or alfresco dining. A large workshop - with light and power - provides useful storage, and there is further space to the side of the property for bikes, bins or additional storage if required.

With its superb location, generous proportions and beautifully retained original features, 11 Avenue Road offers the opportunity to enjoy elegant coastal living in a home full of warmth, character and charm.









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*



"11 Avenue Road offers the opportunity to enjoy elegant coastal living in a home full of warmth, character and charm."



## SERVICES CONNECTED

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

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

D. Ref: 0558-2860-7474-9928-1771

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: ///save.caring.overcomes

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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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