

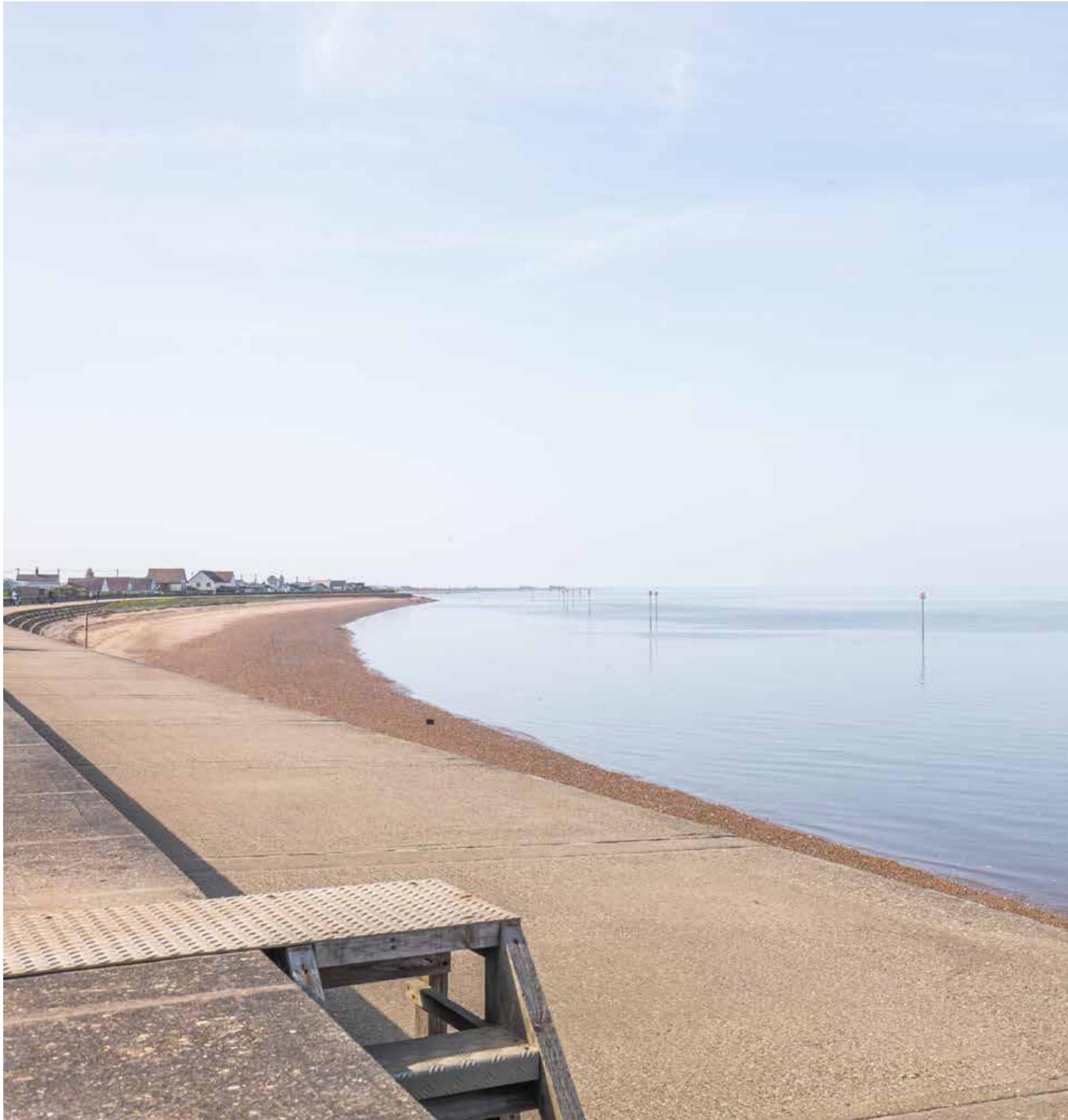


THE STORY OF

# 35a North Beach

*Heacham, Norfolk*

**SOWERBYS**



THE STORY OF

# 35a North Beach

Heacham, Norfolk  
PE31 7LJ

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Beach Front Property

Immaculately Presented

Sea Views

Upstairs Sitting Room

Kitchen

Three Bedrooms

Additional Ground Floor Reception Space

Three Bathrooms

Large Garage

No Upward Chain

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**SOWERBYS HUNSTANTON OFFICE**

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An exceptional opportunity to acquire this beautifully refurbished seafront property, ideally positioned between the vibrant seaside town of Hunstanton and the charming village of Heacham. Offering versatile accommodation arranged over three floors, this impressive home has been thoughtfully updated by the current owners to an exceptional standard, blending contemporary style with coastal comfort.

From the moment you enter you're gifted with practical yet flexible space. The ground floor has a reception room, a modern bathroom, and a separate utility room - along with a large garage which is perfect for extra storage, especially for those jet skis to take out on nearby waters.





A magnificent first floor features a spacious open-plan living area with bi-fold doors opening onto a generous deck – perfect for alfresco dining or simply soaking up the uninterrupted sea views. A stylish kitchen and well-proportioned bedroom also feature on this level, ideal for entertaining or everyday living.

Upstairs, two beautifully presented bedrooms each enjoy en-suite facilities and are perfectly positioned to capture the spectacular coastal outlook.

The property also offers ample off-road parking, enhancing the convenience of this exceptional retreat.

Whether you seek a permanent home, weekend escape, or holiday let, this is a rare opportunity to own a truly special coastal property.





**First Floor**  
Approximate Floor Area  
823 sq. ft  
(76.42 sq. m)



**Second Floor**  
Approximate Floor Area  
479 sq. ft  
(44.52 sq. m)



**Ground Floor**  
Approximate Floor Area  
316 sq. ft  
(29.38 sq. m)

Garage



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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# Heacham

A BEAUTIFUL ARRIVAL TO A LOVELY VILLAGE

Norfolk Lavender on the A149 coast road is the landmark that tells you you've arrived at Heacham. Long popular with local families, thanks to a thriving primary and junior school, the village is large and offers a diverse blend of period properties and newer additions, plus a growing number of stunning beachfront houses, many with beautiful, first floor living areas that take full advantage of their shoreline position and rolling sea views.

Along with numerous pretty carrstone period houses, the village has grown in recent years and is bordered by a new development, Butterfield Meadow, on the edge of Hunstanton to the east and Lamsey Lane to the west. It is well-served by two supermarkets, Tesco Express and Lidl on the A149, a Post Office, electrical store, chemist, GP surgery and gym, along with an alternative health clinic.

Spending time outside is part of everyday life here – it could be why so many of us become dog owners to enjoy a daily walk or two. Indulge your love of the great outdoors further with a bike ride or game of golf. Cyclists should pit-stop at A E Wallis, which has been selling and servicing bicycles since 1939. If golf is your game, enjoy a round at Heacham Manor, rated in Golf World's Top 100 Golf Resorts, or perfect your swing at its driving range. Alternatively, slow the pace with an easy walk to one of the village's two beaches where you will find a sandy spot to enjoy one of west Norfolk's legendary sunsets.

It's easy to see why this coastal village offers the best of both worlds and appeals so much to those looking for a much-coveted home within walking distance of the beach and amenities, but without the bustle of a busy tourist trap. Come and discover your place in the sun, too.



*Note from Sowerbys*



“The generous deck seamlessly blends with the first floor reception room, really letting the outside in.”



## SERVICES CONNECTED

Mains water, electricity, and drainage. Electric heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///decoded.sooner.issues

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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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