



THE STORY OF

2 Kings Road

Hunstanton, Norfolk

SOWERBYS



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2 Kings Road

Hunstanton, Norfolk
PE36 6EU

Prime Lighthouse End Location, Moments
from the Seafront and High Street

Detached Bungalow

Two Double Bedrooms Both
with Built-In Wardrobes

Light-Filled Sitting Room

Kitchen/Breakfast Room with Garden Access

Family Bathroom Plus Additional WC

Ample Off-Street Parking

Private Low-Maintenance Rear Garden

Garage Converted into Third
Bedroom/ Reception Room

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Positioned on arguably one of Hunstanton's most desirable roads at the much-loved Lighthouse End of town, 2 Kings Road enjoys a superb location just a short stroll from both the beach and the High Street.

This detached bungalow offers a rare opportunity to enjoy coastal living with convenience and comfort. Set back from the road, the property has generous off-street parking on a low-maintenance front driveway and welcomes you into a particularly spacious hallway – a fitting first impression of the well-proportioned accommodation throughout.

The sitting room sits at the front of the home, enjoying a dual aspect that allows light to flood in throughout the day. To the rear, the kitchen breakfast room offers a relaxed space for everyday meals, with easy access out to the garden through the handy utility space.

Both bedrooms are comfortable doubles, each with built-in wardrobes, and served by a family bathroom and an additional cloakroom. The former garage has been made into a sizeable study but would lend itself equally well to a third bedroom or extra reception room, depending on your needs.

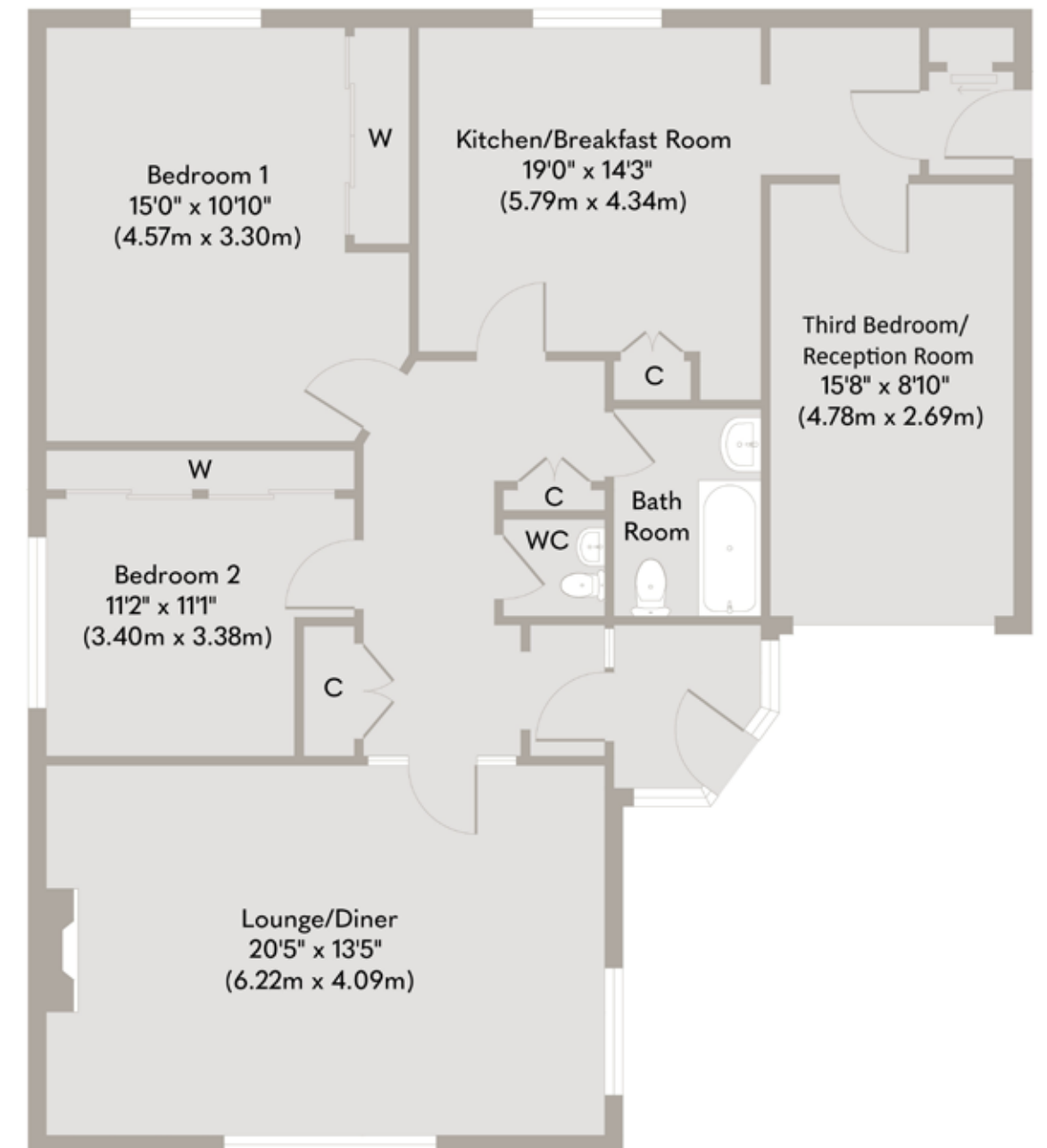
Outside, the garden is modest but beautifully kept, with mature planting, a patio area perfect for a bistro table, and a useful timber shed tucked away at the side.

Whether you are looking for a peaceful coastal retreat, a full-time home by the sea or something with flexibility for visiting family and friends, 2 Kings Road offers a rare blend of location, comfort and potential in one of West Norfolk's most enduringly popular seaside towns.



This detached bungalow offers a rare opportunity to enjoy coastal living with convenience and comfort.





Approximate Floor Area
1162 sq. ft
(107.95 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



“... 2 Kings Road offers a rare blend of location, comfort and potential in one of West Norfolk's most enduringly popular seaside towns”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 8041-7326-6330-1548-4926

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: ///barbarian.suffix.spenders

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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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