



INTRODUCING

47 Crescent Road

Hunstanton, Norfolk

SOWERBYS



THE STORY OF

47 Crescent Road

Hunstanton, Norfolk
PE36 5BU

Attractive Carrstone
Cottage with Sea Glimpse

Bay-Fronted Sitting/
Dining Room with
Lovely Natural Light

Three Bedrooms,
Including Spacious
Principal with En-Suite

Ground Floor Shower Room,
WC and First Floor En-Suite

Private Rear Garden
with Lawn, Patio, and
Brick Outbuilding

Walking Distance to the Beach,
Supermarket, and Town Centre

SOWERBYS HUNSTANTON OFFICE

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Built from attractive local carrstone, 47 Crescent Road is a delightful three-bedroom cottage enjoying an elevated position just moments from the heart of Hunstanton. From the front rooms, there's even a glimpse of the sea—a gentle reminder of how close you are to the town's renowned sandy beach and breathtaking sunsets.

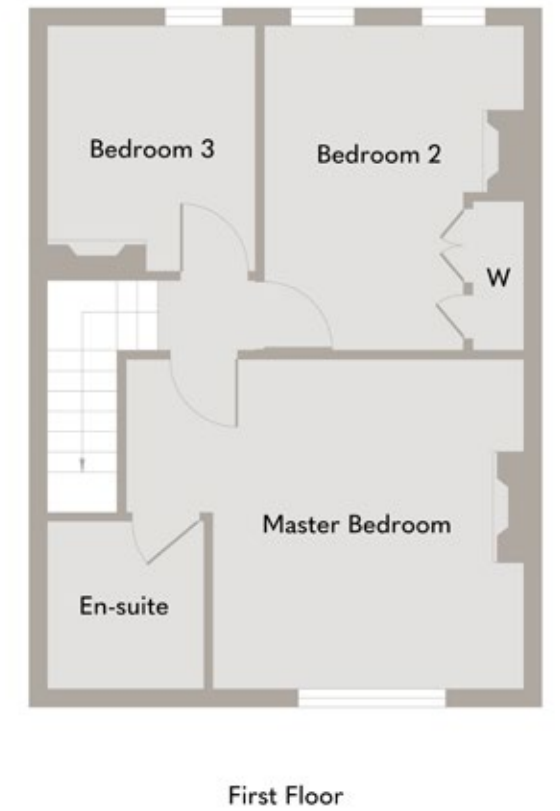
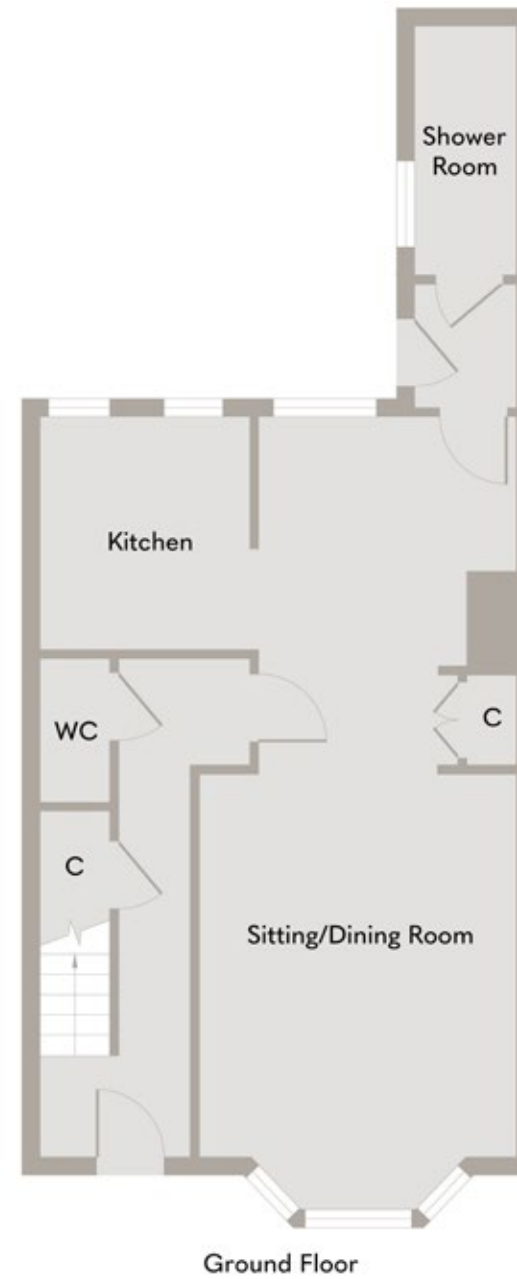
Step inside to find a welcoming bay-fronted sitting and dining room, bathed in natural light and perfect for both cosy evenings and relaxed family gatherings. To the rear, the kitchen looks out over the garden and is thoughtfully arranged to suit the rhythm of everyday life. A convenient ground floor shower room and WC enhances the home's practicality.

Upstairs, the generous principal bedroom is complemented by its own en-suite shower room, while two further bedrooms provide flexible accommodation—ideal for guests, children or working from home.

Outside, the rear garden is a real feature—a lovely mix of lawn and patio offering an inviting space for alfresco dining during the warmer months. A useful brick outbuilding provides excellent storage for bikes, tools or beach essentials.

Just a short stroll from the vibrant high street, local supermarket and the town's famous promenade, this charming cottage offers a wonderful opportunity to enjoy the very best of coastal living in one of North Norfolk's most popular seaside towns.





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



"From its bay-fronted charm to the garden's quiet appeal, every corner invites you to relax and stay awhile"



SERVICES CONNECTED

Mains water, gas, electricity and drainage.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0370-2718-3530-2505-4201

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: ///series.coveted.plenty

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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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