



INTRODUCING

8 Ashley Gardens

Old Hunstanton, Norfolk

SOWERBYS

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THE STORY OF

8 Ashley Gardens

Old Hunstanton, Norfolk
PE36 6NX

Light and Airy Two-Bedroom Bungalow

No Onward Chain

A Short Walk to Old Hunstanton Beach

Ideal Lock-Up-and-Leave Holiday Home

Communal Garden

Off-Street Parking in a Shared Car Park

Easy Access to Coastal Walks, Pubs and Cafés

Peaceful and Private Setting within a Well-Maintained Development

SOWERBYS HUNSTANTON OFFICE

01485 533666

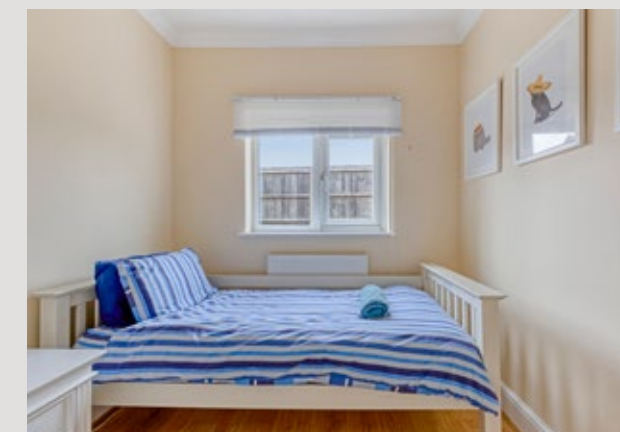
hunstanton@sowerbys.com

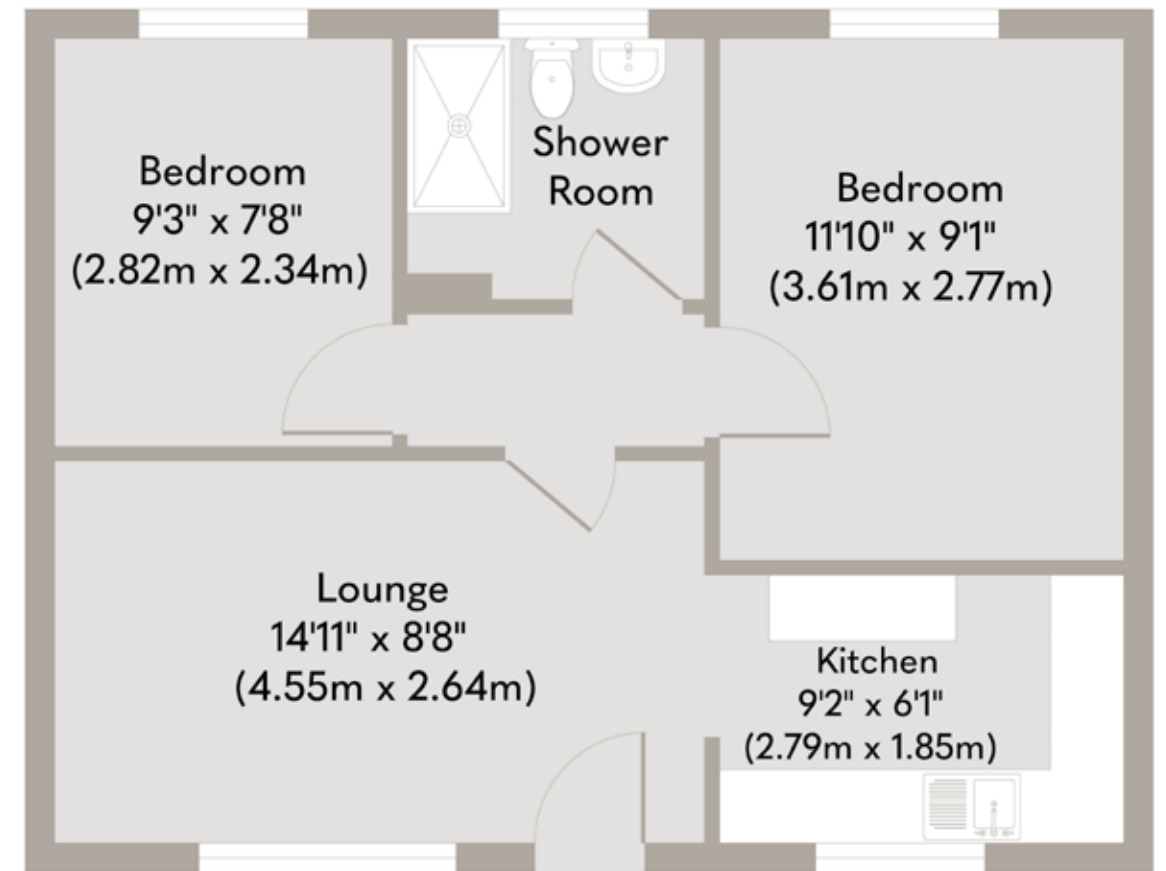
Tucked discreetly within the private grounds of a striking Art Deco building, this charming two-bedroom bungalow offers a wonderfully relaxed way of life, just moments from the sweeping dunes and golden sands of Old Hunstanton beach. Set in a quiet and well-maintained setting, the property is ideal as a coastal retreat—perfect for weekend escapes or longer stays by the sea.

Inside, the accommodation is light and airy, with a modern feel throughout. The living space is minimal but inviting, with room to relax after a day spent walking the coast path or enjoying a drink at one of the nearby pubs. There is an open plan living room kitchen that offers everything you need for easy living, with 2 bedrooms and modern family bathroom completing the accommodation.

“Our home is comfortable, easy to run and convenient for the best North Norfolk has to offer.”

Whether you’re looking for a peaceful hideaway, a bolt-hole by the sea, or a low-maintenance holiday home, this easy-living property delivers just that. With off-street parking, use of a communal garden and only a short stroll from the sand, it’s the kind of place that invites you to slow down, breathe in the salty air, and simply enjoy the best of Norfolk’s coast.





Approximate Floor Area
443 sq. ft
(41.15 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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Old Hunstanton

A POPULAR DESTINATION COME
HOLIDAY OR HOME

It's easy to see why Old Hunstanton is so popular with holidaymakers and full time residents alike. Home to some of the finest properties in the county, there's a wonderful mix of charming cottages, converted barns, and cool, contemporary homes.

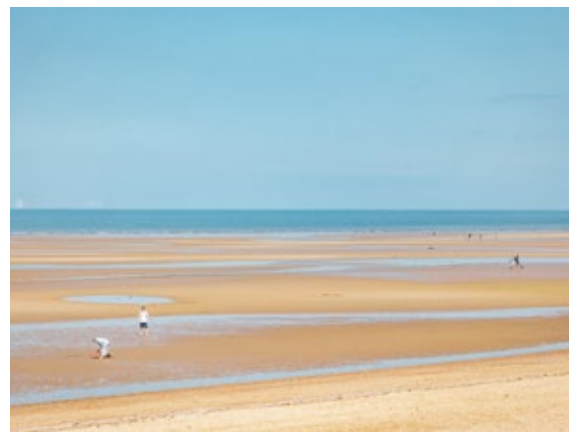
Stroll along the top of the famous striped cliffs to take in the lighthouse and the ruins of St Edmunds chapel, built in the 13th century in memory of St Edmund who landed here in 855 to be crowned King of East Anglia.

Perhaps set off for a walk along the coastal path, and at the end of the day save your tired legs by getting the regular Coasthopper bus home.

Golfers are spoilt for choice, with the fantastic links course at Hunstanton Golf Club in the village, and Royal West Norfolk Golf Club's championship course just a few miles away at Brancaster.

After a busy day, relax at The Lodge or the Ancient Mariner, the two great pubs within the village, or treat yourself at Michelin starred The Neptune. For daily provisions there's an excellent village store and there's also a craft centre, wonderful for browsing.

Just the other side of the pine trees, dunes and beach huts you'll find the beautiful beach where days are spent playing on the golden sands and evenings are lit by incredible sunsets over the sea.



Note from the Vendor



"Our family has enjoyed a decade of sunny smiles and legendary picnics on the beach at Old Hunstanton."



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

C. Ref:- 5235-5523-3500-0148-2206

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

Leasehold.

103 years remaining on lease.

£200 ground rent paid every 6 months.

£68 per month service charge. This includes building insurance, gardens and common areas, external decorating, repairs and sinking fund.

LOCATION

What3words: ///smiles.saddens.truth

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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