



THE STORY OF

3 Fulmar Gardens

Hunstanton, Norfolk

SOWERBYS



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Hunstanton, Norfolk
PE36 5NJ

Modern Two-Bedroom Bungalow, Built
Approximately Five Years Ago

Beautifully Maintained and Ready to Move Into

Light-Filled Sitting Room with
French Doors to Rear Garden

Contemporary Kitchen with
Space for Breakfast Dining

Two Generous Double Bedrooms

Low-Maintenance Garden with Patio and Lawn

Private Off-Street Parking for Two Vehicles

Side Access from Parking Area to Garden

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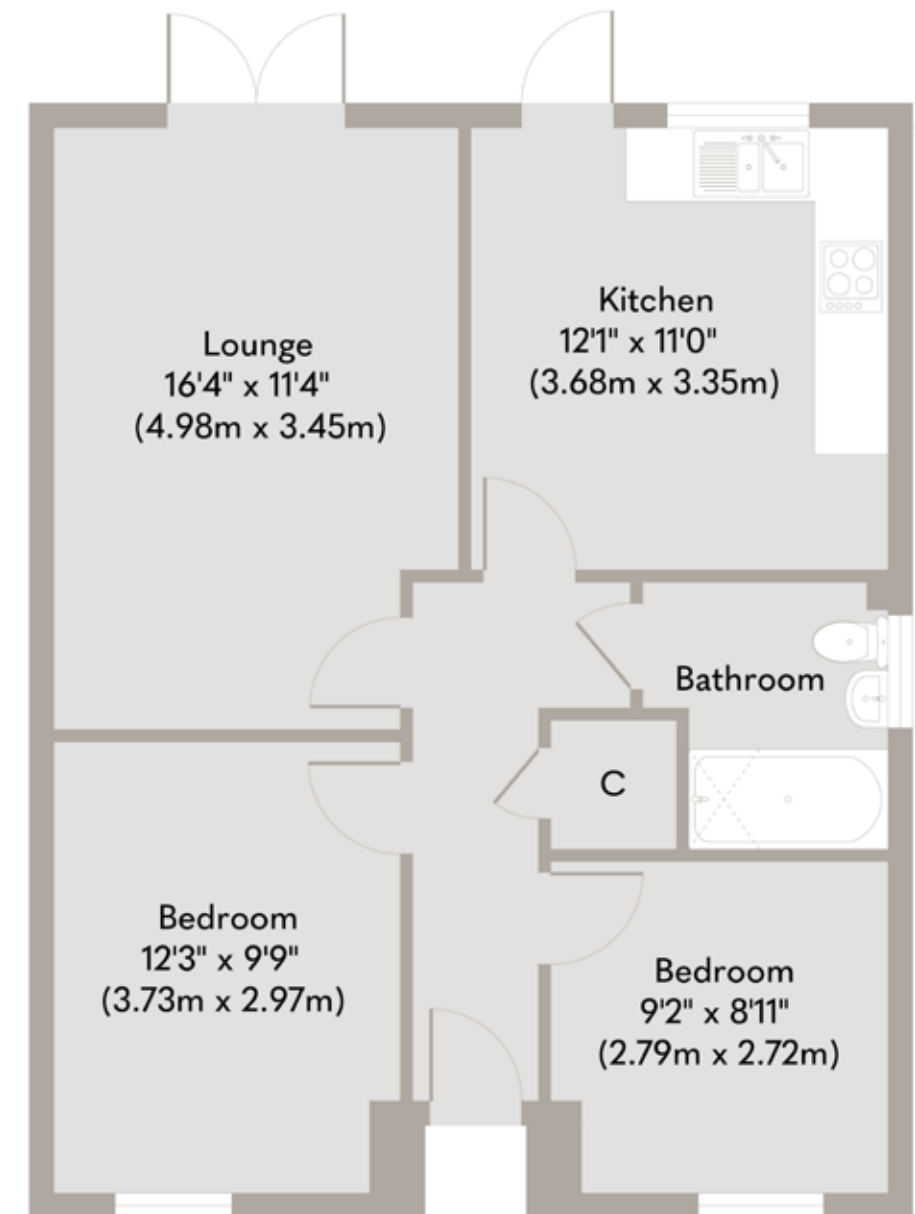
Stepping inside, the home has an immediate sense of calm and practicality. Both bedrooms are well-proportioned doubles, ideal for guests or for those looking to downsize without compromising on space. The sleek kitchen/breakfast room offers a contemporary space to cook and dine, while the separate sitting room at the rear is filled with natural light and opens onto the garden through a set of french doors - making the most of the afternoon sun.

Outside, the garden is designed to be low-maintenance, with a generous lawn and smart patio area, perfect for summer barbecues or your morning coffee in the fresh air. A gated path to the side offers direct access to the off-street parking area, where there's room for two vehicles.

Whether you're seeking a peaceful permanent home or a secure lock-up-and-leave near the coast, this smart and stylish bungalow is ready to move into and enjoy.







Approximate Floor Area
645 sq. ft
(59.92 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 the Vendor



Aerial view of Hunstanton

"We've loved the location and being on the North Norfolk coast."



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

B. Ref:- 0218-0058-7383-6050-2230

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: ///maybe.shredding.daily

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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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