



THE STORY OF  
**25 Austin Street**  
*Hunstanton, Norfolk*

**SOWERBYS**





THE STORY OF

# 25 Austin Street

Hunstanton, Norfolk  
PE36 6AN

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Victorian Family Home

Fully Refurbished and Insulated

Separate Sitting and Dining Rooms

Kitchen with Dining Area

Utility Area

Downstairs Shower Room

Four Bedrooms

Four En-Suites

Enclosed Rear Garden

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**SOWERBYS HUNSTANTON OFFICE**

01485 533666

[hunstanton@sowerbys.com](mailto:hunstanton@sowerbys.com)



This stunning Victorian villa has been meticulously refurbished, seamlessly blending period charm with modern comfort. Many original features have been sympathetically reinstated, while the property has also been insulated to contemporary standards, making it both elegant and efficient.

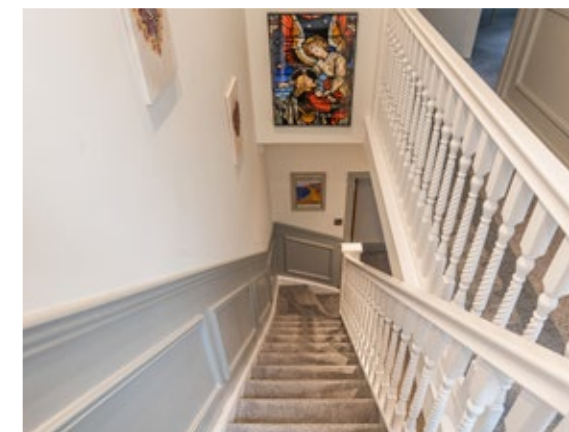
Nestled within a leafy avenue just a short stroll from the beach, the villa offers an idyllic family home or a perfect weekend retreat away from the bustle of everyday life.

“This is a really lovely home which has been refurbished to a high standard.”

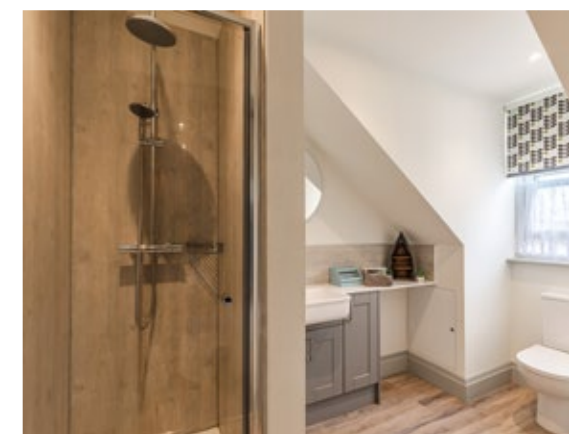
The attractive entrance opens into a welcoming hallway, complete with panelling, coving and wooden flooring. The spacious sitting room, with its large bay window, provides a wonderful space to relax with family, while the dining room features a charming fireplace and French doors opening onto the rear garden. The modern kitchen with dining area is beautifully appointed with a butler sink and ample space for entertaining, complemented by a utility room and a convenient ground-floor shower room – ideal after a day at the beach.







Upstairs, the first floor boasts three immaculately presented double bedrooms, each with its own en-suite. A further generously sized double bedroom with en-suite can be found on the second floor, perfect for guests or older children seeking privacy.



The rear garden has been designed for ease of maintenance, with hard landscaping, seating areas to enjoy the sun throughout the day, and a large storage shed.

This exceptional home offers period elegance, modern living and a prime coastal location – early viewing is highly recommended.







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



"Henry le Strange's instruction to his architect means every home is unique, with Austin Street a lovely wide tree-lined area."



## SERVICES CONNECTED

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

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

C. Ref:- 0472-1009-9295-6237-6204

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: ///mull.hooked.chose

## AGENT'S NOTE

Contents are also for sale by separate negotiation. Please ask branch for more information.

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

To mark our 30th anniversary year, we're making a donation  
to these Norfolk charities every time we sell a home

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Journey*

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more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

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— EST. NORFOLK 1989 —

 **East Anglian  
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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

