



THE STORY OF

8 Queens Gardens

Hunstanton, Norfolk

SOWERBYS



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8 Queens Gardens

Hunstanton, Norfolk
PE36 6HD

Unique Double Plot

No Onward Chain

Prime Lighthouse End Location

Spacious Accommodation Near 3,000 Sq. Ft.

Four Reception Rooms

Four Double Bedrooms with En-Suite to Principal

Double Garage with Utility Access

Scope to Extend and Modernise

SOWERBYS HUNSTANTON OFFICE

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Set on a unique double plot with a carriage driveway and views over the local green, Queens Gardens is a substantial four-bedroom detached home of almost 2,500 sq. ft. Perfectly positioned at the Lighthouse end of town, just a short stroll from the beach and local shops, this property offers an exciting opportunity to create something truly special.

A carriage driveway greets you with ample off-street parking that then leads to a double garage. Currently offering four generous reception rooms, a kitchen with utility, and direct access to the double garage, the property provides a wealth of space and flexibility. Upstairs, four double bedrooms include a principal suite with en-suite shower room, complemented by a family bathroom with both bath and separate shower. The rear garden is just as impressive in size which is mainly laid to lawn with mature trees.

Whilst in need of modernisation, 8 Queens Gardens presents an enviable canvas for upgrading, with further potential to extend, subject to planning.







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



“Set on a unique double plot with a carriage driveway and views over the local green...”



SERVICES CONNECTED

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

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 2467-6132-2011-4472-5117

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: ///desire.mourner.purchaser

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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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