



THE STORY OF

2 Campbell Close

Hunstanton, Norfolk

SOWERBYS



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Hunstanton, Norfolk
PE36 5PJ

Three Double Bedrooms with Built-In Wardrobes

Coastal Location within Walking
Distance of Shops and Beach

Modern Kitchen/Dining Room
Overlooking the Rear Garden

Driveway and Garage Providing Ample Parking

Freshly Redecorated and Move-In Ready

No Upward Chain

SOWERBYS HUNSTANTON OFFICE

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Perfectly placed to embrace coastal living, this modern three-bedroom detached carrstone home offers the ideal blend of convenience and comfort. Tucked away but within easy walking distance of the beach, shops, and local amenities, it provides a wonderful opportunity to enjoy a slower pace of life while keeping everything you need close at hand.

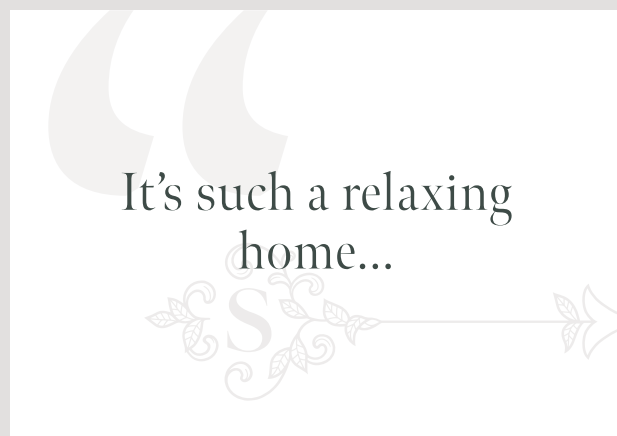
Freshly painted inside, the home feels bright and welcoming from the moment you step through the newly refreshed porch. The spacious lounge, centred around a feature fireplace, is perfect for relaxing with family after a day at the beach, while the modern kitchen and dining area provide a lovely social space that opens onto the rear garden - ideal for entertaining or enjoying lazy summer evenings. A practical WC and separate utility room with outside access add everyday ease.

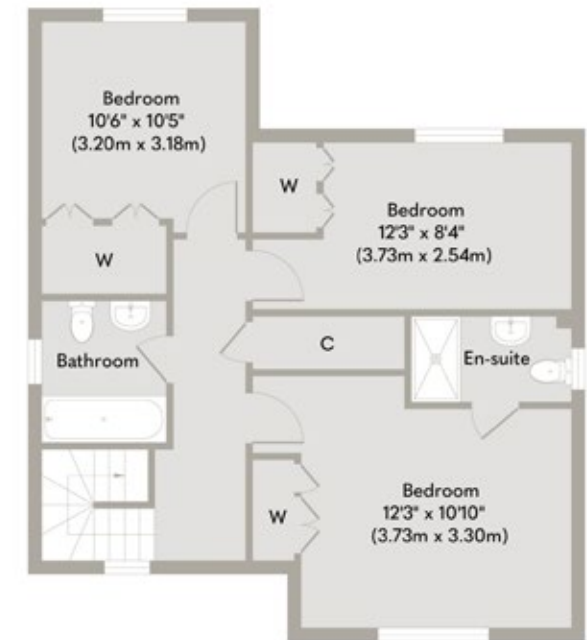
Upstairs, three well-proportioned double bedrooms all feature built-in wardrobes, with the principal bedroom enjoying its own en-suite shower room. A family bathroom serves the remaining bedrooms, ensuring comfort for family and guests alike.

Outside, the generous driveway offers parking for several vehicles and leads to the garage. The rear garden, mainly laid to lawn and framed by attractive flower borders, provides a peaceful retreat to sit back, unwind, and soak up the sea air.

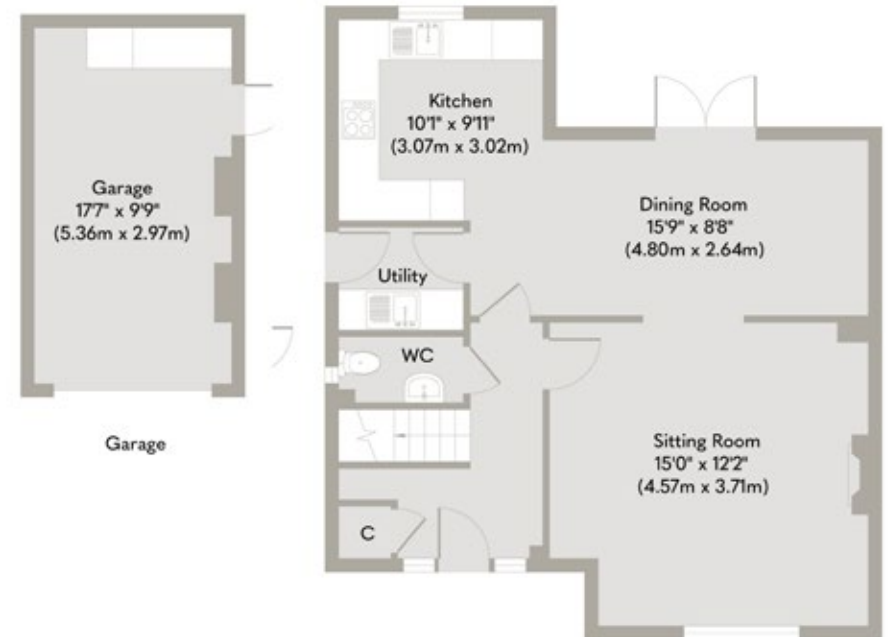
Chain free and beautifully presented, this is a home where modern living meets the charm of the coast - ready to move straight into and start enjoying life by the sea.







First Floor
Approximate Floor Area
645 sq. ft
(59.95 sq. m)



Ground Floor
Approximate Floor Area
645 sq. ft
(59.95 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



"We love Old Hunstanton Beach, and the house has given us a great base to enjoy it from."



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:-9340-2048-4500-2405-2545

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: ///ship.pioneered.contracting

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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