



INTRODUCING

1D Seagate Road

Hunstanton, Norfolk

SOWERBYS



THE STORY OF

1D Seagate Road

Hunstanton, Norfolk
PE36 5BD

Contemporary Three-Storey
Home, Just Steps from
the Seafront and Shops

Sea Glimpses from the
First and Second Floors

Stylish Open-Plan Kitchen/
Sitting Room with New Stone
Worktop and Breakfast Bar

Sunny Balcony with Bi-
Fold Doors, Ideal for
Relaxing or Entertaining

Two Double Bedrooms
with Built-In Storage

Low-Maintenance and
Chain Free, Perfect as
a Coastal Getaway

Newly Fitted Air Conditioning

SOWERBYS HUNSTANTON OFFICE

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Just a stone's throw from the seafront and the bustle of the shops, 1D Seagate Road is a unique and contemporary detached three-storey home offering stylish, low-maintenance coastal living.

Built approximately five years ago, this beautifully designed property makes the most of its setting, with light-filled spaces, thoughtful design, and a continuous sense of connection to the coast.

Stepping inside, the ground floor provides practicality with a useful utility and shower room - ideal after a day on the beach. There's also covered parking beneath the carport, making day-to-day life effortlessly easy.

On the first floor, the open-plan kitchen and sitting room form the heart of the home. A newly fitted stone worktop with breakfast bar adds a touch of luxury and creates a sociable space for casual dining or morning coffee. Bi-fold doors open onto the balcony, where you can breathe in the sea air and glimpse the coastline - perfect for relaxing or entertaining on sunny evenings.

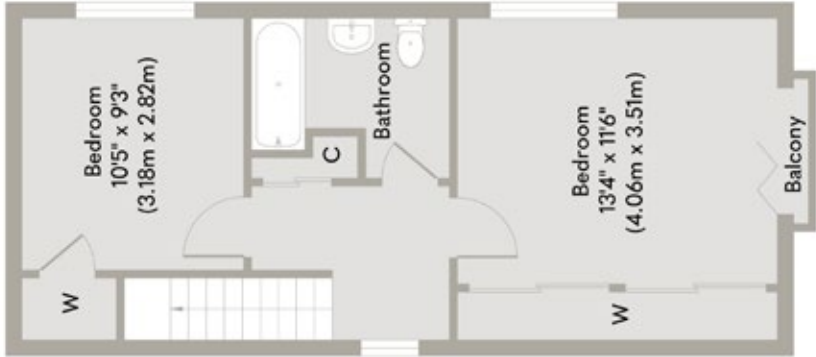
Upstairs, two double bedrooms both feature built-in storage and are served by a stylish family bathroom. With sea glimpses from the upper floors and every space designed for ease of living, this home feels modern, bright, and wonderfully easy to maintain.

Chain-free and ready to enjoy, 1D Seagate Road offers the ideal coastal escape - whether as a full-time residence, weekend retreat, or the perfect lock-up-and-leave.

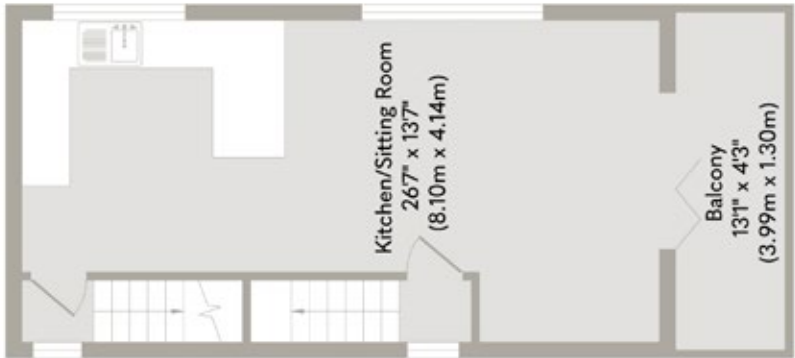




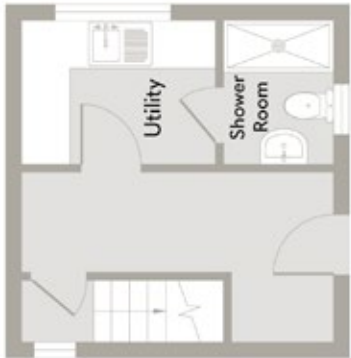
Outbuilding



Second Floor
Approximate Floor Area
423 sq. ft



First Floor
Approximate Floor Area
357 sq. ft



Ground Floor
Approximate Floor Area
174 sq. ft

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.

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



"A unique and contemporary detached three-storey home offering stylish, low-maintenance coastal living."



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///rocky.scars.relishes

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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