



THE STORY OF

23 Philips Chase

Hunstanton, Norfolk

SOWERBYS



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Hunstanton, Norfolk
PE36 5NL

Detached Bungalow

Kitchen/Dining Room

Sitting Room

Two Bedrooms

Family Bathroom

Triple Glazing

Garage

Enclosed Rear Garden

Summerhouse

No Upward Chain

Tucked away in the corner of a peaceful cul-de-sac, this delightful detached bungalow has been lovingly maintained by the current owners and offers a wonderful combination of comfort, space and charm.

The heart of the home is the spacious kitchen/dining room, perfect for socialising with family and friends, while the light and airy sitting room enjoys a pleasant outlook and features an attractive fire surround, creating a welcoming focal point.

There are two well-proportioned double bedrooms and a modern family bathroom, providing practical yet stylish living accommodation all on one level.

Outside, the property benefits from ample driveway parking and a garage, offering excellent storage and convenience. The rear garden is mainly laid to lawn with a patio area, ideal for outdoor dining and entertaining. A large summer house sits proudly at the end of the garden - the perfect spot to unwind, take in the sea glimpses, and enjoy peaceful moments throughout the day.

This charming bungalow offers a rare opportunity to enjoy tranquil coastal living in a sought-after location - early viewing is highly recommended.

SOWERBYS HUNSTANTON OFFICE

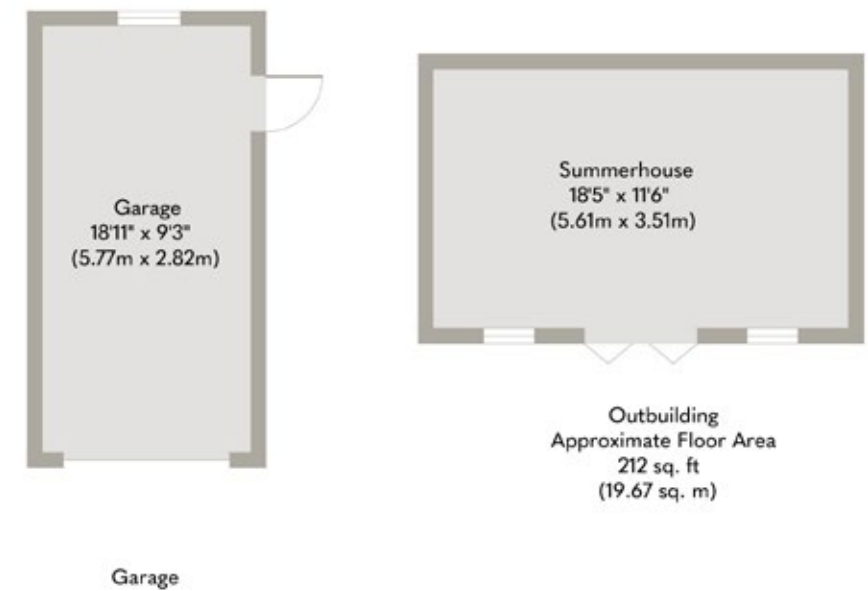
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Ground Floor
Approximate Floor Area
807 sq. ft
(74.98 sq. m)



Outbuilding
Approximate Floor Area
212 sq. ft
(19.67 sq. m)

Garage

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



The large summer house sits proudly at the end of the garden

"...the perfect spot to unwind, take in glimpses of the sea, and enjoy peaceful moments throughout the day."



SERVICES CONNECTED

Mains electricity, water and drainage. Electric heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 2071-3955-7200-5505-9204

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: ///quote.agents.hamster

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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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