



THE STORY OF

77b Westgate

Hunstanton, Norfolk

SOWERBYS



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77b Westgate

Hunstanton, Norfolk
PE36 5EP

Cottage in Seaside Town

Lounge/Dining Space

Kitchen and Utility Area

Two Bedrooms

Family Bathroom and WC

Enclosed Garden

Successful Holiday Let

SOWERBYS HUNSTANTON OFFICE

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Nestled in a quiet yet highly convenient location, this beautifully presented two-bedroom cottage offers the perfect blend of seaside charm and modern comfort. Just a short stroll from the town centre and only minutes from the seafront, the property enjoys an enviable position for both holidaymakers and homeowners alike.

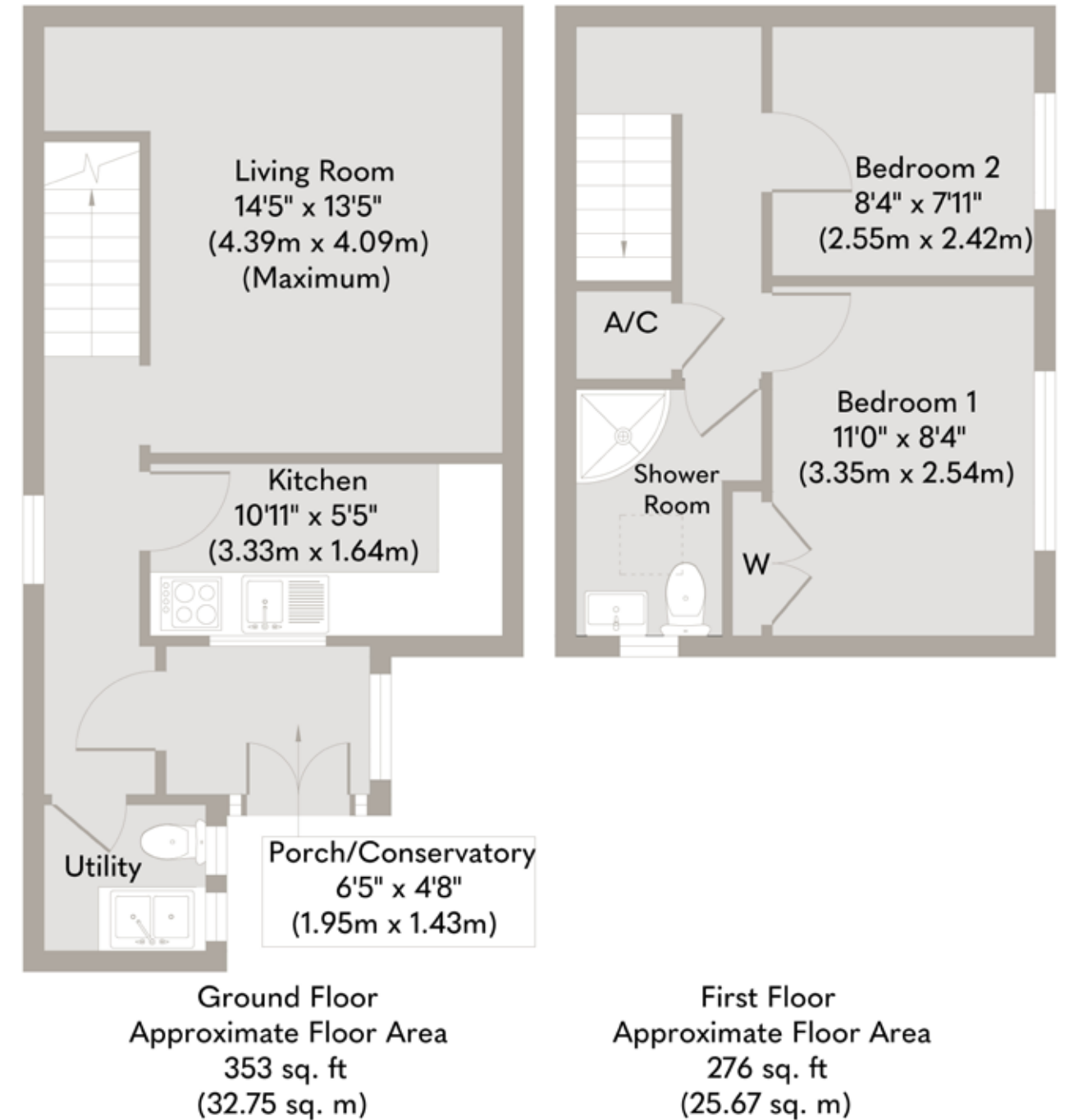
The accommodation includes a welcoming entrance porch leading into a lounge/dining area - ideal for relaxing or entertaining. The well-appointed kitchen is complemented by a separate utility area and a convenient downstairs WC.

Upstairs, you'll find two generously sized bedrooms and a stylish family bathroom, all finished to a high standard. The cottage is in excellent decorative order throughout and ready for immediate occupancy.

A private enclosed garden provides a peaceful retreat - perfect for enjoying a morning coffee, evening drink, or summer barbecue.

Currently operating as a successful holiday let, this delightful cottage presents a fantastic opportunity - either as a lucrative investment or a charming coastal escape - meaning that 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 Sowerbys



“When you live in Hunstanton, you can enjoy the beach all year round and capture moments of solitude by the water's edge...”



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

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: ///splashes.outfitter.advances

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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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