



THE STORY OF

# 17 Sarahs Road

*Hunstanton, Norfolk*

SOWERBYS



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# 17 Sarahs Road

Hunstanton, Norfolk  
PE36 5PA

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No Onward Chain

Two-Bedroom Detached Bungalow

Cottage West Facing Garden

Successful Holiday Let

New Gas Central Heating

Modern Kitchen/Breakfast Room

Off-Street Parking and Garage

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This immaculate two-bedroom detached bungalow, in excellent decorative order, offers a perfect blend of modern comfort and tranquil living. Used as a holiday let, the property has received glowing reviews, a testament to its welcoming atmosphere and condition.

Step inside to find beautifully modernised rooms, each finished to a high standard. The bungalow's layout is practical and inviting, allowing for easy, relaxed living. With every detail carefully considered, this home is ready for someone to move straight into, making it an ideal choice for those seeking a low-maintenance lifestyle.

The west-facing rear garden is a true delight, brimming with wildflowers that create a lovely cottage garden feel. It is a peaceful space, perfect for unwinding in the evening sun, whether you're a keen gardener or simply enjoy being surrounded by nature.

Additional conveniences include off-street parking and access to a single garage, ensuring that storage and parking are never an issue. The bungalow is positioned on a quiet cul-de-sac but only a short walk into the town centre or beach with the additional benefit of bus stops just around the corner.

With no onward chain this property is ready to move straight into and start enjoying the beautiful North Norfolk Coast.





Approximate Floor Area  
742 sq. ft  
(68.91 sq. m)

Garage  
Approximate Floor Area  
1,016 sq. ft  
(94.39 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 Sowerbys



"The west-facing rear garden is a true delight, brimming with wildflowers that create a lovely cottage garden feel."



### SERVICES CONNECTED

Mains water, electricity, gas and drainage.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

D. Ref: 0859-2815-7156-9693-1745.

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: ///splash.mirror.reverted

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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