



THE STORY OF
37 Victoria Avenue
Hunstanton, Norfolk

SOWERBYS



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37 Victoria Avenue

Hunstanton, Norfolk
PE36 6BY

Victorian Semi-Detached Home

Excellent Location

Two Reception Rooms

Spacious Kitchen

Four Bedrooms

Family Bathroom

Off Road Parking

Enclosed Rear Garden

SOWERBYS HUNSTANTON OFFICE

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Situated in the sought after 'avenues' area of Hunstanton, just a short stroll from the town centre and picturesque seafront, this spacious Victorian residence offers a wonderful blend of period charm and modern convenience.

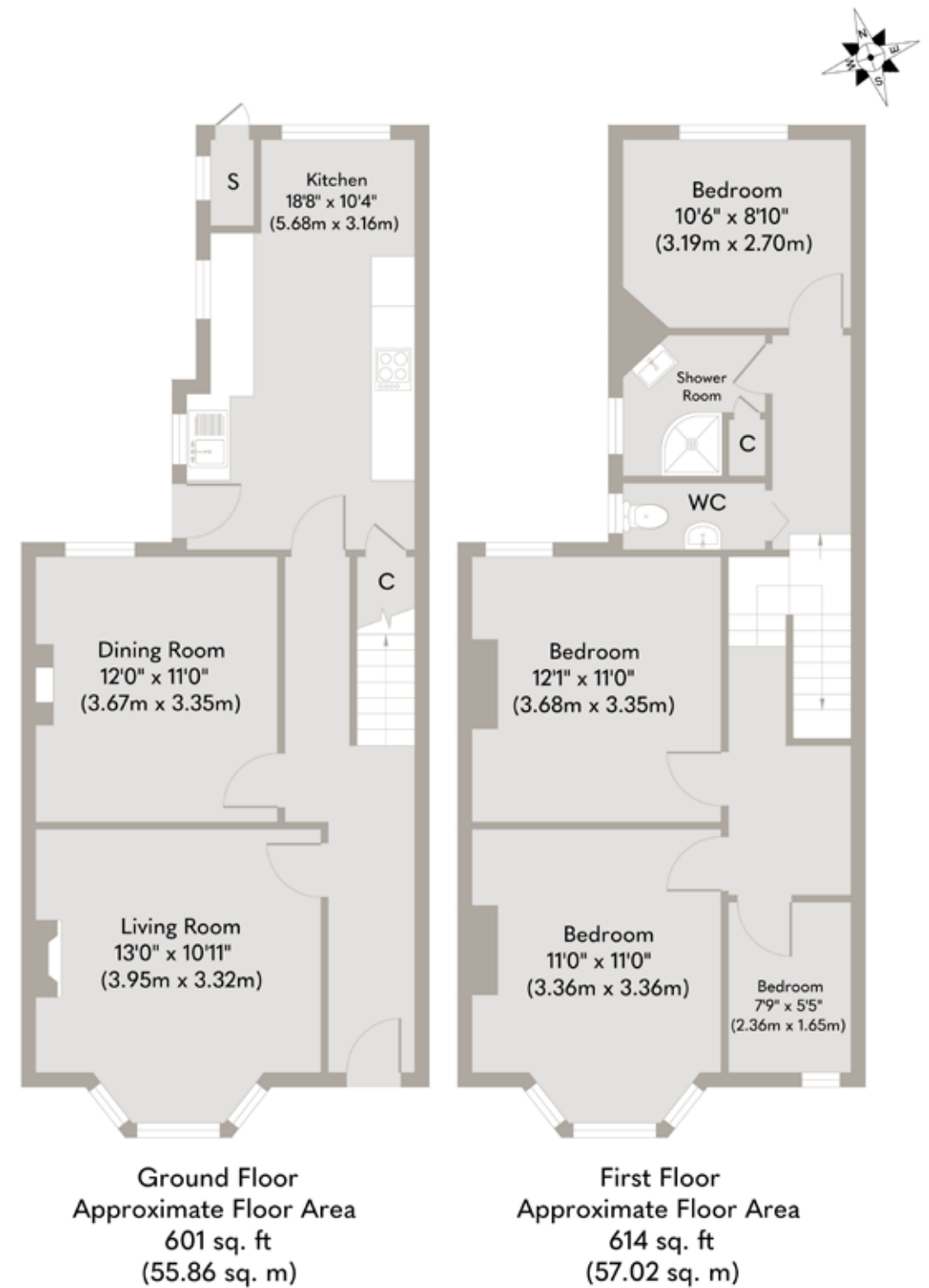
The property boasts generous accommodation throughout, comprising two elegant reception rooms, a well-appointed and spacious kitchen, and four good-sized bedrooms arranged across the first floor, served by a contemporary family bathroom.

Externally, the home features the rare benefit of off-road parking and a delightful enclosed rear garden - perfect for outdoor entertaining or peaceful relaxation.

This attractive property presents a fantastic opportunity for families or those seeking a coastal retreat within easy reach of local amenities, schools, and transport links. 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



“Unusually, the property has off-road parking, and the rear garden is simply delightful.”



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 2335-6223-4500-0689-2206

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

Leasehold.

LOCATION

What3words: ///fanfare.deranged.dared

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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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