



Introducing
44 Cromer Road,
Hunstanton

SOWERBYS

Designed with contemporary living in mind, the property features a stylish, modern-finished kitchen complete with sleek cabinetry, integrated appliances, and ample space for a dining table, ideal for family meals or entertaining guests. The light-filled conservatory opens out to the rear garden, providing a relaxing space to enjoy the sunshine all year round.

The home offers two generous double bedrooms, including a principal suite with an elegant ensuite shower room, while the third bedroom provides flexible space, perfectly suited as a home office or study. High-specification finishes are evident throughout, creating a refined and welcoming atmosphere from the moment you step inside.

Outside, the property benefits from an enclosed garden designed for low-maintenance enjoyment, the ideal backdrop for al fresco dining or quiet evenings after a walk along the beach.

With its premium finishes, adaptable layout, and enviable position, this home captures the very best of modern seaside living.

HUNSTANTON

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.

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.

AGENTS NOTE

Garage and off road parking (directly in front of the garage, not to obstruct neighbours or turning area).

Integrated appliances: electric oven, hob and dishwasher.

Gas central heating.

Furnishing optional.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3words: ///attic.anyone.marmalade



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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