



Austin Street, HUNSTANTON, PE36 6AW

welcome to

Austin Street, HUNSTANTON

Situated in a sought after location with VIEWS OVER BOSTON SQUARE TO THE SEA! A semi-detached established guest house with 8 ensuite rooms (some with a balcony), separate owner living accommodation, garden, parking and summerhouse. Predicted income details available on request



Guest House Accommodation

Entrance Hall

Staircase to the first floor, radiator and doors to the lounge and dining room.

Lounge

13' 3" x 9' 6" plus bay (4.04m x 2.90m plus bay)
Bay window, two radiators and feature fireplace.

Dining Room

15' 9" max x 11' 10" plus bay (4.80m max x 3.61m plus bay)
Bay window, two radiators and feature fireplace.

First Floor Landing

Stained glass window, two radiators and staircase to the second floor.

Bedroom 1

10' 9" x 9' 11" plus bay (3.28m x 3.02m plus bay)
Window, door to balcony and radiator. ENSUITE:
Bath with shower over, WC, wash hand basin and radiator.

Bedroom 2

8' 10" x 8' 10" plus bay (2.69m x 2.69m plus bay)
Window, door to balcony, radiator and fitted wardrobe. ENSUITE: Shower CLOAKROOM: WC and wash hand basin.

Bedroom 3

18' max x 9' 5" plus bay (5.49m max x 2.87m plus bay)
Bay window, radiator and feature fireplace. ENSUITE:
Shower cubicle, WC, wash hand basin, radiator and window.

Bedroom 4

14' 4" x 14' into bay (4.37m x 4.27m into bay)
Bay window, radiator, fitted wardrobe and views over Boston Square to the sea. ENSUITE: Shower, WC, wash hand basin and radiator.

Second Floor Landing

Four storage cupboards, two radiators and access to loft space.

Bedroom 5

15' 9" max x 14' 1" max (4.80m max x 4.29m max)
Window with view over Boston Square to the sea, radiator. ENSUITE: Shower, WC, wash hand basin and radiator.

Bedroom 6

13' 2" plus recess x 11' 8" (4.01m plus recess x 3.56m)
Window and radiator ENSUITE: Shower cubicle, WC, wash hand basin and radiator.

Bedroom 7

9' 6" max x 9' 5" (2.90m max x 2.87m)
Window, radiator and built in wardrobe ENSUITE:
Shower cubicle, WC, wash hand basin.

Bedroom 8

16' 6" max x 9' 8" (5.03m max x 2.95m)
Window and radiator ENSUITE: Bath with hand held shower, WC, wash hand basin, radiator.

Cloakroom

WC, wash hand basin and window

Owners Accommodation

Door to:

Kitchen

15' 10" x 11' 4" max (4.83m x 3.45m max)
Range of wall and base units with worksurfaces over and inset sink and drainer. Space for range style cooker, space for fridge/freezer. Island with breakfast bar and cupboards below. Radiator and door to patio area.

Inner Hall

Storage cupboards

Bedroom Three

9' 11" plus bay x 7' 2" (3.02m plus bay x 2.18m)
Window, door to front and radiator.

Bedroom Two

10' 3" plus recess x 10' 1" (3.12m plus recess x 3.07m)
UPVC double glazed window, radiator.

Shower Room

Shower cubicle, WC, wash hand basin, window and radiator.

Lounge

13' 11" max x 11' (4.24m max x 3.35m)
UPVC double glazed window and door to the side, storage cupboards and radiator.

Bathroom

Corner bath, WC, wash hand basin, heated towel radiator.

Bedroom One

12' 9" x 10' 8" (3.89m x 3.25m)
UPVC double glazed window, wall-in wardrobe and radiator.

Utility Room

Spaces for washing machine and tumble dryer and laundry storage area.

Summer House

With electric

Self Contained Unit

Hall with stairs to the first floor

Bedroom

13' 9" max x 9' 9" plus bay (4.19m max x 2.97m plus bay)
Wooden framed bay window and circular window with stained glass feature, radiator.
ENSUITE: Shower cubicle, WC, wash hand basin, radiator and UPVC double glazed window.

Outside

There is a car parking space, outside seating area and summer house with electric.

Augustus Pugin, the writer John Ruskin and the artist William Morris. The Arts and Crafts buildings in Hunstanton are unique, coming from the architects' recognition of local vernacular building traditions using local materials, but in a new way. Herbert G Ibberson was the key architect of the "Hunstanton School".



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welcome to

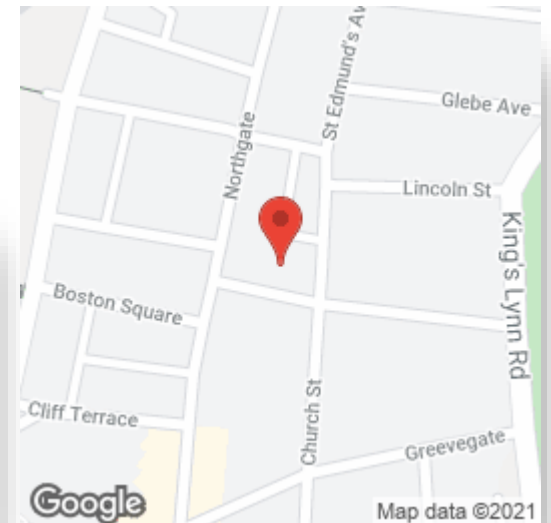
Austin Street, HUNSTANTON

- Guest House Accommodation With 8 Bedrooms & Ensuites
- Private Owners Living Accommodation
- Additional Self Contained Unit With Bedroom & Ensuite
- Garden, Utility & Summer House
- Fantastic Location with Views Over Boston Square To The Sea

Tenure: Freehold EPC Rating: B

offers in excess of

£750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN104754 - 0009

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