



**Northgate, Hunstanton, PE36 6AP**

**welcome to**

**Northgate, Hunstanton**

Situated in the heart of Hunstanton with SEA VIEWS, is this SPACIOUS detached character property which is currently used as a holiday let FANTASTIC BUSINESS OPPORTUNITY. It has 8 double bedrooms, 4 ensuites, 2 bathrooms, 5 reception rooms, enclosed rear garden and parking for several cars.



## Location

Hunstanton is a popular Victorian seaside resort on the coast of north Norfolk. Offering a wide range of shops including supermarkets, banks and a bus station with regular services to nearby villages and King's Lynn. Just a short walk from the town centre, is the beach which has a promenade, funfair, bowls, pitch & putt and sealife centre. Hunstanton is an ideal location for a holiday home or permanent residence. King's Lynn is approximately 16 miles from Hunstanton and has direct train routes through to Ely, Cambridge and London.

## Entrance Hall

Tiled floor and staircase to the first floor

## Lounge

19' 2" max x 13' 11" max ( 5.84m max x 4.24m max )  
UPVC double glazed bay window, radiator and feature fireplace with gas fired wood burner

## Bar

13' 5" x 11' 9" ( 4.09m x 3.58m )  
Built in bar, UPVC double glazed sash window, radiator and oak flooring.

## Kitchen

23' 8" max x 11' 2" ( 7.21m max x 3.40m )  
Range of wall and base units with worksurfaces over and inset sink and drainer. Range cooker with extractor over. Space for washing machine, dishwasher and fridge/freezer. Boiler, tiled floor, radiator and ceiling spotlights. Three UPVC double glazed windows and door to rear.

## Cloakroom

WC and wash hand basin

## Breakfast Room

15' 9" x 10' 4" ( 4.80m x 3.15m )  
Radiator, tiled floor, exposed brickwork, French door to rear.

## Dining Room

16' 9" max x 14' 1" ( 5.11m max x 4.29m )  
UPVC double glazed bay window, radiator and opening to:



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## Games Room

13' 10" x 11' 8" ( 4.22m x 3.56m )  
UPVC double glazed bay window, radiator and wooden flooring

## Half Landing

## Cloakroom

WC, wash hand basin and door to:

## Dressing Room

(Currently used as a storage room)

## First Floor Landing

Radiator and staircase to the second floor

## Bathroom

Bath with shower over, WC, wash hand basin, radiator, two UPVC double glazed window

## Bedroom One

13' 11" max x 12' 5" max ( 4.24m max x 3.78m max )  
Two UPVC double glazed sash windows, radiator

## Ensuite Shower Room

Shower, WC, wash hand basin, extractor fan

## Bedroom Two

14' 3" max x 11' 10" ( 4.34m max x 3.61m )  
UPVC double glazed sash window with sea views, radiator

## Ensuite Shower Room

Shower, WC, wash hand basin and extractor fan

## Bedroom Three

16' 4" x 13' 11" max ( 4.98m x 4.24m max )  
Two UPVC double glazed sash windows with sea views, radiator and wash hand basin with vanity unit.

## Bedroom Four

14' 1" max x 15' 8" ( 4.29m max x 4.78m )  
UPVC double glazed sash window, radiator, wash hand basin with vanity unit

## Second Floor Landing

## Bedroom Five

13' 11" x 12' 3" max ( 4.24m x 3.73m max )  
UPVC double glazed sash window, radiator

## Ensuite Shower Room

Shower, WC, wash hand basin and extractor fan

## Bedroom Six

13' 5" x 11' 10" max ( 4.09m x 3.61m max )  
UPVC double glazed sash window with sea view, radiator

## Ensuite Shower Room

Shower, WC, wash hand basin, extractor fan

## Bedroom Seven

14' x 11' 10" ( 4.27m x 3.61m )  
UPVC double glazed sash window, radiator

## Bedroom Eight

14' max x 12' 4" ( 4.27m max x 3.76m )  
UPVC double glazed sash window with sea view, radiator and wash hand basin with vanity unit.

## Bathroom

Bath with shower over, wash hand basin, WC, radiator and UPVC double glazed window

## Outside

To the front of the property there is a good sized shingled parking area. The rear garden forms an attractive feature of the property being Mediterranean in theme with olive trees. It is fully enclosed and comprises a patio seating area and a further range of shrubs and plants. There is vehicular access to the rear.

## Agents Note

The house is currently let very successfully as a holiday home (sleeps 16) on a week to week basis. There is opportunity to purchase the house to continue this. William H Brown hold details of income and this can be made available to interested parties for inspection. The house currently has an impressive occupancy rate with many bookings for 2021 and into 2022. Please note that due to the business being ongoing that viewings are likely to be carried out at set times during the week or changeover periods. The vendors will consider selling the contents of the house by separate negotiation. There is no upward chain.

welcome to

## Northgate, Hunstanton

- Beautiful Detached Character House
- 8 Bedrooms, 6 Bathrooms, 5 Reception Rooms
- Currently A Holiday Let - Fantastic Investment Opportunity
- Enclosed Rear Garden & Driveway Parking
- SEA VIEWS - Heart Of Hunstanton

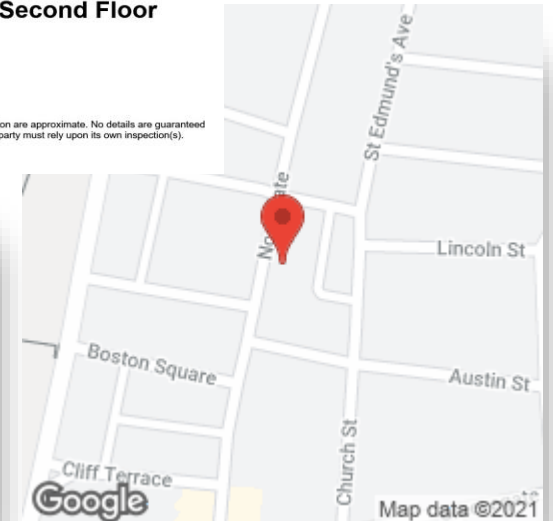
Tenure: Freehold EPC Rating: F

offers in excess of

**£750,000**



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Please note the marker reflects the postcode not the actual property

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Property Ref:  
HUN104843 - 0006

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william h brown



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