



High Street, Hunstanton, PE36 5AF

welcome to

High Street, Hunstanton

Chain free! A spacious 3-bedroom family home just off Hunstanton High Street, featuring two reception rooms, a dressing room, and a lookout with sea views. Well-proportioned rooms, coastal charm, and a prime location close to amenities & the beach make this home an exciting opportunity!



Situated just off Hunstanton's High Street, this spacious family home offers a unique blend of generous accommodation and coastal charm. With three bedrooms plus a dressing room leading to an elevated upper turret room with sea views, this home provides a rare opportunity to enjoy expansive living spaces with a touch of seaside magic.

The ground floor features two reception rooms, perfect for relaxed family living or entertaining guests. Whether you're looking to create a cosy lounge, a separate dining area, or even a home office, this layout offers fantastic versatility. The upper floors provide three well-sized bedrooms, with the dressing room offering steps up to a unique lookout area, where you can soak in glimpses of the sea-a perfect spot for unwinding.

Located in the heart of Hunstanton, you'll have shops, cafés, and the stunning coastline just a short stroll away. With no onward chain, this home is ready for its next chapter-whether you're looking for a full-time residence or a coastal retreat.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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Lounge

14' 11" into bay x 12' 3" (4.55m into bay x 3.73m)

Sitting Room

20' 6" x 10' 1" max (6.25m x 3.07m max)

Kitchen

13' 4" max x 5' 5" (4.06m max x 1.65m)

Utility/Cloakroom

First Floor Landing

Bedroom 1

14' 6" max x 12' 4" (4.42m max x 3.76m)

Shower

Study/Dressing Room

11' 4" max x 5' 4" inc steps (3.45m max x 1.63m inc steps)

Upper Turret Room

Bedroom 2

10' x 7' 7" (3.05m x 2.31m)

Bedroom 3

9' 1" min x 7' 8" (2.77m min x 2.34m)

Shower Room

Garden & Parking



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High Street, Hunstanton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious family home
- Three bedrooms plus dressing room

Tenure: Freehold EPC Rating: E

guide price

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN106601 - 0005

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