



Victoria Avenue, Hunstanton, PE36 6BX

welcome to

Victoria Avenue, Hunstanton

Situated in the Avenues area of Hunstanton, this spacious Victorian end-terraced house is currently a successful holiday let but would also make an ideal family home. The property offers 4 en-suite bedrooms, a 5th bedroom & 2 reception rooms - all within walking distance to the beach & town centre.



Troon Cottage is nestled in the sought-after Avenues area of Hunstanton, this exceptionally spacious Victorian end-terraced house offers an exciting opportunity for both investors and owner-occupiers alike. Currently operating as a successful holiday let generating a healthy income, this charming property could also be transformed into a generous family home.

Steeped in character, the accommodation is thoughtfully arranged over multiple floors. The property boasts four well-proportioned bedrooms, each benefitting from its own en-suite, offering privacy and convenience. A fifth bedroom, currently utilised as a laundry room, provides additional flexibility to suit a buyer's needs.

The ground floor is equally impressive, featuring two spacious reception rooms, ideal for relaxing or entertaining guests. The large kitchen/breakfast room is the heart of the home, offering ample space for cooking and dining, with direct access to the rear garden. A downstairs cloakroom adds further practicality.

With its prime coastal location, just a short stroll from Hunstanton's beach, promenade, and local amenities, this property offers the perfect blend of historic charm and modern convenience.

Cloakroom

Lounge

16' 11" max x 16' into bay (5.16m max x 4.88m into bay)

Dining Room

16' 1" max x 12' 10" max (4.90m max x 3.91m max)

Kitchen/ Breakfast Room

21' 2" x 12' 10" max (6.45m x 3.91m max)

First Floor Landing

Bedroom One

17' 9" max x 13' max (5.41m max x 3.96m max)

En-Suite

Bedroom Two

18' 1" max x 11' 11" (5.51m max x 3.63m)

En-Suite W.C

Bedroom Three

12' 10" max x 12' 3" max (3.91m max x 3.73m max)

Second Floor

Bedroom Four

15' 11" x 20' (4.85m x 6.10m)

Shower Room

Bedroom Five

14' 2" x 11' 10" (4.32m x 3.61m)

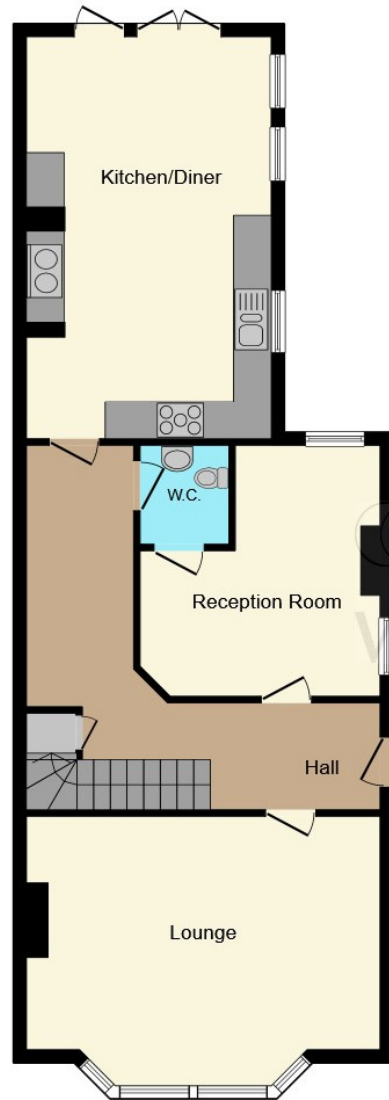
En-Suite

Outside Courtyard Garden



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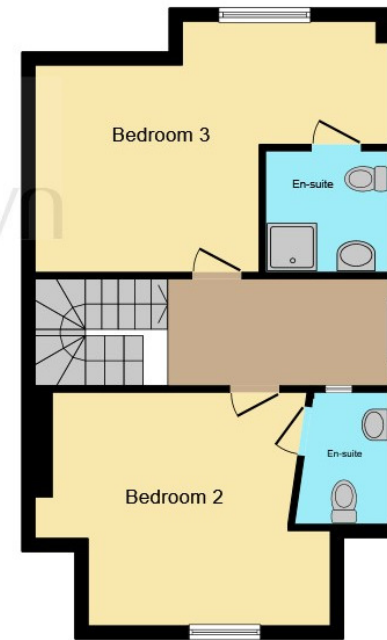




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Victoria Avenue, Hunstanton

- Spacious Victorian end-terraced house in the sought-after Avenues area
- Currently a profitable holiday let or could be a generous family home
- Four bedrooms, each with its own en-suite
- Fifth bedroom, currently used as a laundry room
- Two large reception rooms

Tenure: Freehold EPC Rating: D

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN106621 - 0006

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