









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.

Entrance Hall

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)

Fn-Suite











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Victoria Avenue, Hunstanton

- Spacious Victorian end-terraced house in the soughtafter 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 Council Tax Band: Deleted

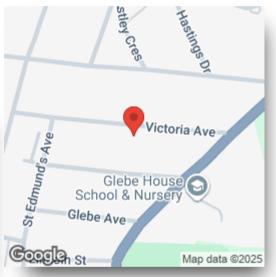
offers in excess of

£420,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HUN106621 - 0010 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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