

**Southend Road, Hunstanton, PE36 5AR** 

# welcome to

# **Southend Road, Hunstanton**

A beautifully presented period semi detached home in Hunstanton, currently a successful holiday let. Four bedrooms, sea views, two reception rooms, kitchen, garden and walking distance to beach and town.





Situated in the heart of the ever-popular Victorian seaside town of Hunstanton, this elegant period semi detached home offers a rare opportunity to own a slice of coastal charm with income potential. Currently run as a successful holiday let, the property is beautifully presented throughout, with financial figures available upon request from the estate agent.

Accommodation is arranged across three floors, blending period character with modern comfort. The ground floor features two welcoming reception rooms, a well-equipped kitchen and a useful utility/porch with a cloakroom - ideal for sandy shoes after a walk along the beach. On the first floor you'll find three generous bedrooms and two bathrooms, while the second floor offers an additional bedroom with elevated views. From the upper levels, you can enjoy delightful sea views - a reminder that the shoreline is just a short stroll away.

Outside, the property benefits from its own garden space, perfect for alfresco dining, relaxing with a book or entertaining family and friends. Its prime location places you within easy walking distance of Hunstanton's shops, restaurants and seafront, ensuring convenience as well as lifestyle appeal.

This is more than just a home - it's a lifestyle investment, whether as a continued holiday let, a family home by the sea or a private coastal escape. Viewing is highly recommended to fully appreciate the quality and charm on offer.

### **Entrance Porch**

#### **Entrance Hall**

## **Living Room**

14' 10" into bay x 12' 1" ( 4.52m into bay x 3.68m )

### **Dining Room**

12' x 9' 10" ( 3.66m x 3.00m )

#### **Rear Porch**

#### Kitchen

14' x 11' 11" ( 4.27m x 3.63m )

#### Cloakroom

**First Floor** 

### Landing

### **Bedroom Two**

15' x 11' 8" ( 4.57m x 3.56m )

#### **Bedroom Three**

12' 1" x 9' 11" ( 3.68m x 3.02m )

#### **Bathroom**

#### **Bedroom Four**

8' 4" x 7' (2.54m x 2.13m)

#### **Bathroom**

**Second Floor** 

## Landing

#### **Bedroom One**

17' 8" max x 17' 8" max ( 5.38m max x 5.38m max )











### welcome to

## **Southend Road, Hunstanton**

- Attractive period semi-detached home in Hunstanton
- Currently run as a successful holiday let (income details available)
- Accommodation arranged over three floors
- Two reception rooms and kitchen with utility/porch & cloakroom
- Four bedrooms and two bathrooms

Tenure: Freehold EPC Rating: Awaited

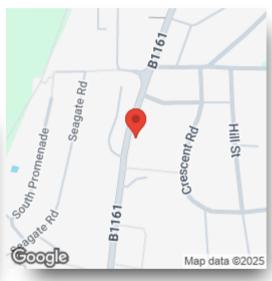
Council Tax Band: Deleted

# £345,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/HUN106790



Property Ref: HUN106790 - 0004 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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