



Hill Street,  
Hunstanton

**SOWERBYS**

Upon arrival to the property, prospective tenants are immediately welcomed into an entrance hall which leads to the well-proportioned ground floor accommodation. Home to an abundance of both cupboard and worktop units, the modern fitted kitchen is ready for those looking to cook up a storm. The kitchen is offered with an integral electric oven, hob and under counter fridge with freezer compartment. Neighbouring the kitchen, prospective tenants will find a dining room which provides access to a utility area offering space for both a dishwasher and a washing machine.

Flooded in natural light, the cosy sitting room, complete with an operational log burner, provides the ideal spot for relaxing after a day of exploring the enchanting North Norfolk coastline. The ground floor is complete with a cloakroom comprising a shower, wash basin, WC and a heated towel rail.

Stairs located in the entrance hall lead to the first-floor bedroom and bathroom accommodation.

The primary bedroom within the property is a spacious double room boasting adequate dimensions for all desired furnishings. Both the second and third bedrooms are again comfortable double rooms, with the fourth single bedroom offering the versatility to be utilised as an office or study for those working remotely. Complementing the bedrooms is a bathroom which comprises a bathtub and wash basin. Completing the first-floor accommodation is an additional cloakroom with wash basin and WC.

Externally the property benefits from ample on-street parking. The private, low-maintenance rear enclosed garden features both decking and patio areas with a dry wood store, all complemented with an array of mature shrubbery.

Fired by gas central heating, the property is available now on an initial 12-month tenancy.

## HUNSTANTON

Who wouldn't want a place by the sea? Hunstanton, a traditional, unspoilt coastal town, is perfect for a beach walk and a fish and chip supper. For residents, this Victorian gem offers even more. Founded in 1846 by Henry Le Strange as a Victorian Gothic bathing resort, Hunstanton thrived with the railway from King's Lynn, becoming a top day-trip destination.

Today, holidaymakers flock to Searles Leisure Resort, enjoy boat trips on the Wash Monster, fairground rides, and traditional arcades. The Princess Theatre, renamed in the 80s for Lady Diana Spencer, hosts live performances, films, and seasonal pantos. Golf enthusiasts can play mini-golf, pitch & putt, and the renowned Links course in Old Hunstanton. Facing west across The Wash, "Sunny Hunny" is famous for its sunsets. Summer evenings are perfect for watching the sun set from the green, beach, or Victorian squares. Impressive Victorian and Edwardian properties line these squares, alongside contemporary homes, apartments, and senior living accommodations. Education options include a primary and secondary school (Smithdon High, a Grade II listed building), and Glebe House School, a co-educational prep school. Amenities feature a GP surgery, post office, leisure pool, and gym at The Oasis, overlooking the sea.

Local shopping includes Tesco, Sainsbury's, and a Lidl nearby in Heacham, along with a fantastic local greengrocer and award-winning deli. Dining options range from full English breakfasts to afternoon tea at Berni Beans and relaxing at wine bar Chives.

Hunstanton attracts young families, professionals, and retirees seeking a slower pace of life. Discover why this charming town is the perfect coastal retreat.

## AGENT'S NOTES

No Pets

Unfurnished

Available Now

Gas Central Heating

12 Month Initial Tenancy

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

F. The reference number or full certificate can be obtained from Sowerbys upon request. To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

## LOCATION

What3Words: [///wasps.cubic.spine](https://www.what3words.com/?w3w=///wasps.cubic.spine)







# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.  
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

