



THE STORY OF

7 Westgate

Holme-next-the-Sea, Norfolk

SOWERBYS



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7 Westgate

Holme-next-the-Sea, Norfolk
PE36 6LF

Detached Bungalow

Sitting Room

Family Kitchen

Three Bedrooms

Two Bathrooms

Off- Road Parking

Private Setting

Open Views

No Upward Chain

Tucked away in the heart of this highly desirable coastal village, this charming detached bungalow offers a wonderful blend of privacy and open outlooks to the side and rear. Its peaceful, hidden position creates a true sense of retreat, while still being just a short distance from local amenities - perfect for enjoying village life at your own pace.

Inside, the home feels bright, airy and effortlessly welcoming. The spacious sitting room is filled with natural light, providing an inviting space to relax or entertain, while the family kitchen is perfectly suited to both everyday living and more sociable occasions.

The accommodation includes three well-proportioned bedrooms and two bathrooms, offering flexibility for a variety of lifestyles - whether for family, guests or home working.

Outside, off-road parking is conveniently located to the front, and the surrounding open views add to the sense of calm and connection with the coastal setting.

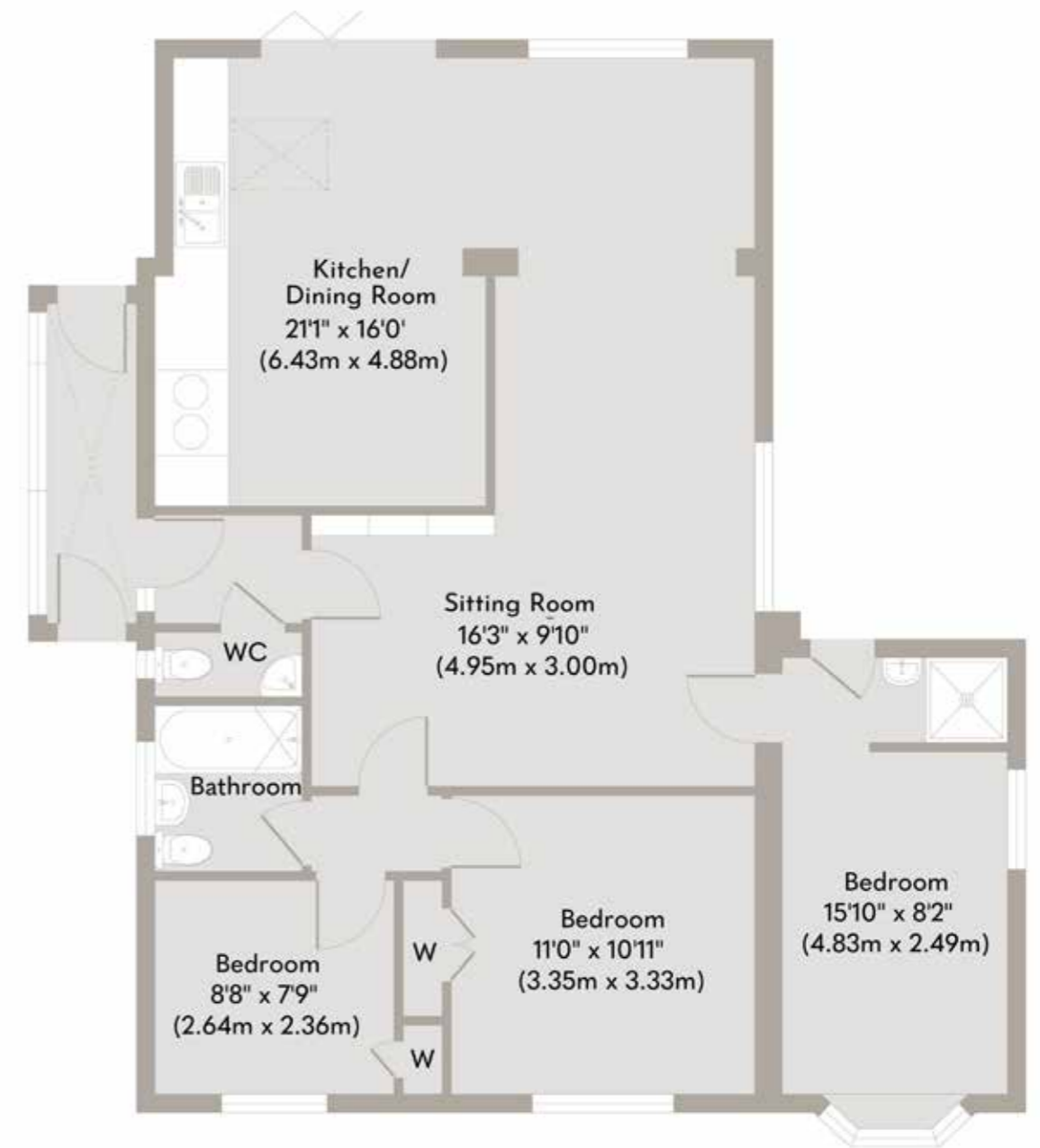
Offered to the market with no upward chain, this appealing bungalow presents an excellent opportunity to embrace a relaxed coastal lifestyle in a prime village location.

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Approximate Floor Area
1008 sq. ft
(93.61 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Holme-next-the-Sea

SERENE VILLAGE, STUNNING COAST,
RICH HISTORY

A very sought after coastal village, Holme-next-the-Sea has a huge expanse of beach and marshes.

This area makes this quiet village perfect for bird-watching. It also has a very good pub, The White Horse. An ancient ring of timbers discovered on Holme beach after a very low tide is believed to be a ritual burial site dating from Druid times. The Seahenge, as it is known, has been removed for conservation and is exhibited at Lynn Museum in King's Lynn.

The village is between Old Hunstanton and Thornham on the north Norfolk coast and is a short drive to the amenities in Hunstanton.

Hunstanton was established in 1846 by Henry Le Strange as a bathing resort designed in a Victorian Gothic style, the esteemed townsman wisely led the development of a railway from King's Lynn to enable day-trippers to reach the 'new town' – a canny investment as the route was later to become the most profitable in the country.

Holidaymakers still Mecca to Hunstanton, many staying at Searles Leisure Resort which opened as a caravan park in 1936. Enjoy an afternoon on the water with a boat trip on its Wash Monster, ride the carousel at the fairground or keep it traditional and feed the penny slots at the arcades. The town's Princess Theatre, renamed in the 80s in honour of Lady Diana Spencer, features a year-round programme of live performances, film screenings plus a seasonal panto. Golfers of all ages can try their hand with a mini golf course and pitch and putt on the cliff-top, plus a renowned Links course in neighbouring Old Hunstanton.



Note from Sowerbys



“...surrounding open views add to the sense of calm and connection with the coastal setting.”



SERVICES CONNECTED

Mains electricity, water and drainage. LPG fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///refreshed.left.clef

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SOWERBYS

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