



INTRODUCING

# 19 Hill Street

*Hunstanton, Norfolk*

# SOWERBYS



THE STORY OF

# 19 Hill Street

Hunstanton, Norfolk  
PE36 5BS

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Substantial Victorian End-of-Terrace Home

Large Garage for Off-Street Parking

Four Double Bedrooms Arranged  
over Multiple Floors

Character Features Including  
Fireplaces and Bay Window

Views Towards the Sea

Enclosed Garden with Patio and Seating Areas

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**SOWERBYS HUNSTANTON OFFICE**

01485 533666

[hunstanton@sowerbys.com](mailto:hunstanton@sowerbys.com)



This handsome Victorian end-of-terrace home has been carefully improved over time, resulting in a house that feels both welcoming and full of character. Period features run throughout, from original fireplaces and exposed floorboards, giving a real sense of its heritage, balanced with thoughtful modern updates.

The ground floor offers a natural flow between rooms, with two reception spaces that lend themselves equally well to everyday living and more sociable occasions. The sitting room, with its bay window and striking fireplace, is a particularly inviting space to unwind, while the dining room enjoys a connection to the garden, making it ideal for entertaining. Beyond, the kitchen is neatly arranged and supported by a separate utility room, adding a practical touch to the layout.



Upstairs across two floors, all bedrooms are doubles, with the principal room enjoying its own en suite shower. The upper levels continue to reflect the character of the house, while offering flexibility for family living, guests or working from home. A further attic room provides an additional and versatile space, with Velux windows framing far-reaching views towards the sea.

Outside, the garden has been designed with ease in mind, offering a mix of patio seating areas and planted borders. To the rear, a substantial detached garage provide excellent off-street parking or storage/workshop.

The property has also benefited from recent practical improvements, including a newly installed gas boiler and re-roofing, allowing a new owner to enjoy both the character and the reassurance of key updates already in place.



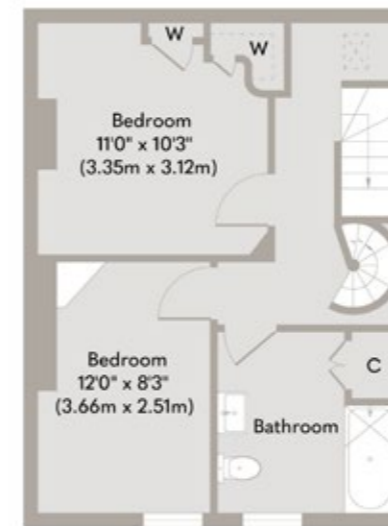


We've loved the attic snug for its sea views and unforgettable sunsets.

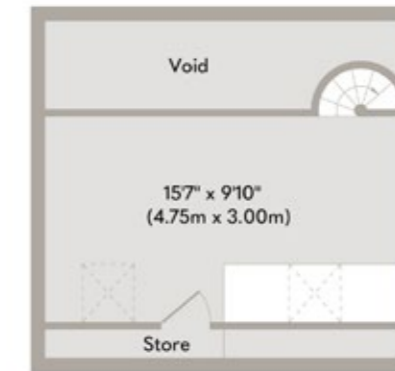




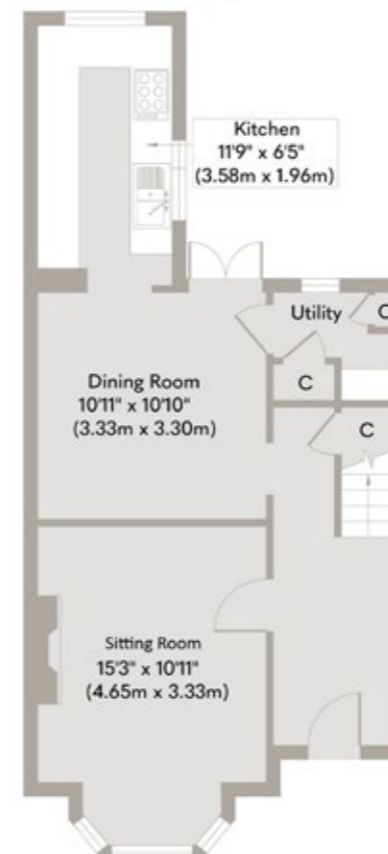
The space has worked brilliantly for us over the years, both inside and out.



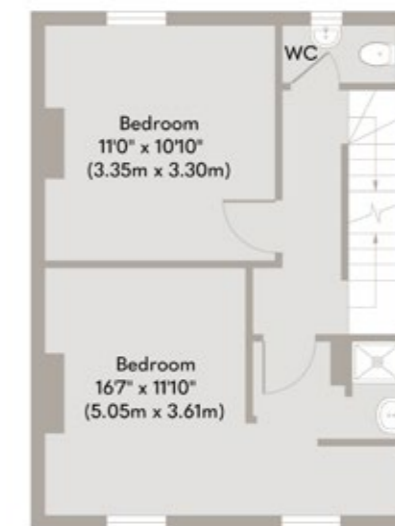
Second Floor  
Approximate Floor Area  
400 sq. ft  
(37.16 sq. m)



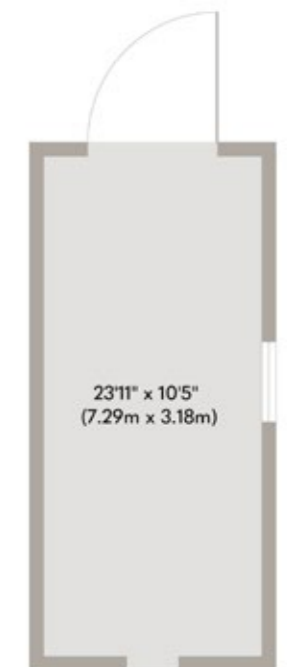
Third Floor  
Approximate Floor Area  
205 sq. ft  
(19.04 sq. m)



Ground Floor  
Approximate Floor Area  
489 sq. ft  
(45.42 sq. m)



First Floor  
Approximate Floor Area  
400 sq. ft  
(37.16 sq. m)



Outbuilding  
Approximate Floor Area  
249 sq. ft  
(23.13 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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# Hunstanton

A VICTORIAN TOWN WITH  
WORLD-FAMOUS CLIFFS

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.



## Note from the Vendor



Attic Room Sea View

"The beach is just a 3-minute walk from the front door, perfect for daily walks with our dog."



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

E. Ref:- 9545-3061-7204-2896-1204

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: ///jumps.deform.narrowest

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

