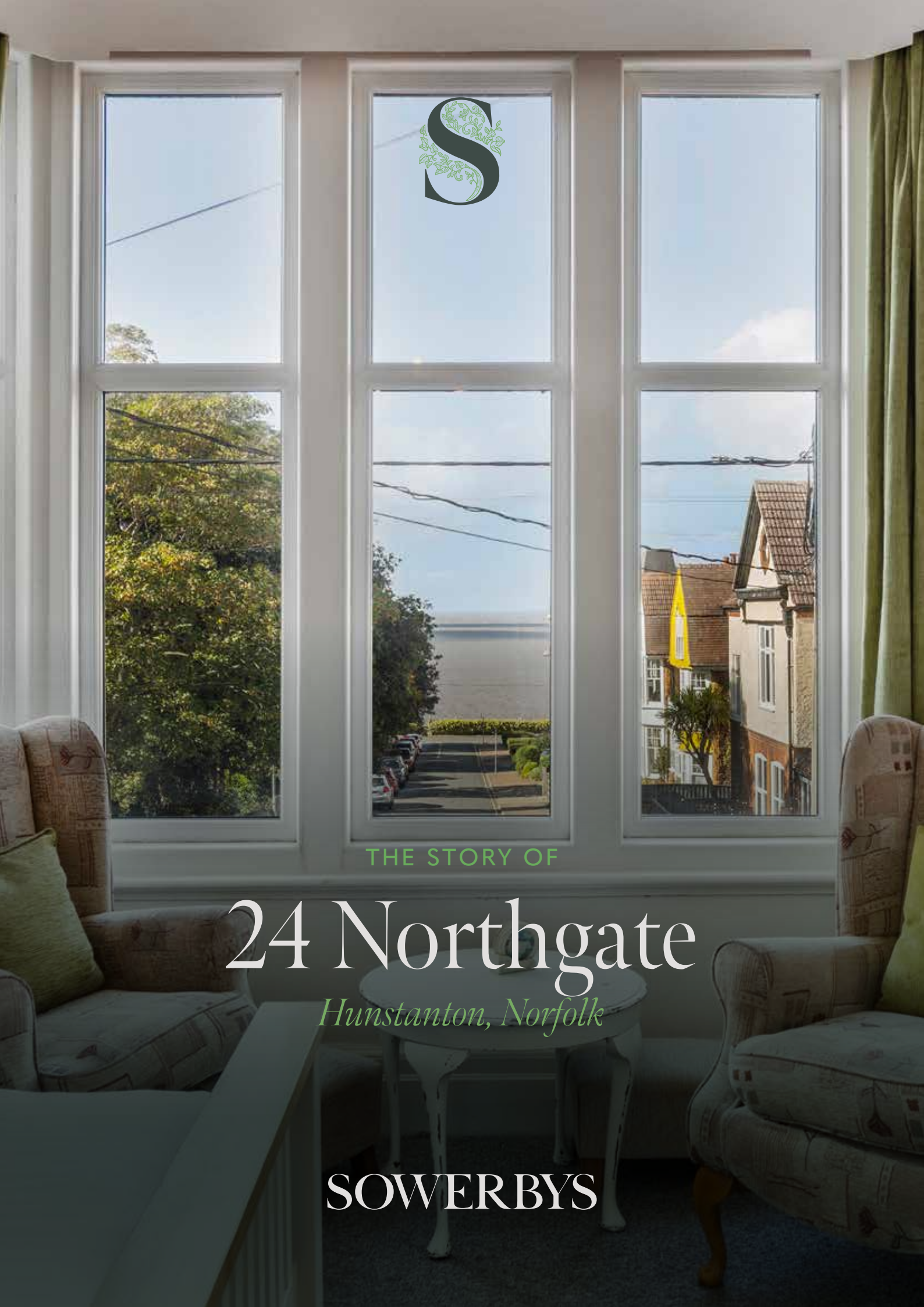


THE STORY OF

24 Northgate

Hunstanton, Norfolk

SOWERBYS

THE STORY OF

24 Northgate

Hunstanton, Norfolk
PE36 6AP

Character Property

Stunning Sea Views

Successful B&B Business

Nine En-Suite Bedrooms

Additional Ground Floor Apartment

Off-Road Parking

Fantastic Opportunity

SOWERBYS HUNSTANTON OFFICE
01485 533666
hunstanton@sowerbys.com











Occupying an enviable position just moments from the seafront, this spacious and characterful property enjoys wonderful sea views and offers a rare opportunity to acquire an established bed and breakfast business, with equally appealing potential as a substantial family home.

The accommodation is generous and versatile, with a spacious kitchen and well-proportioned dining room providing welcoming spaces for guests and family gatherings. There are nine bedrooms arranged throughout the property, each with its own en-suite facilities, with many of the rooms enjoying attractive sea views.

A further highlight is the self-contained one-bedroom apartment on the ground floor, complete with its own small courtyard garden. Offering excellent flexibility, this could provide independent accommodation for a family member or visiting guests, or an additional source of income, subject to any necessary consents.

To the front, off-road parking is a welcome practical feature, while the location makes it easy to embrace life by the coast. The seafront and beach are just a short stroll away, with the town centre also within comfortable walking distance.

Whether continuing its established use as a bed and breakfast or creating a spacious home by the sea, this distinctive property offers considerable scope and versatility in a highly desirable coastal location.

























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 Sowerbys



"...a distinctive property which offers considerable scope and versatility in a highly desirable coastal location."

SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 9813-3967-9200-4186-6200

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: ///matchbox.clumped.bashed

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

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

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