



THE STORY OF

3 Hamilton Road West

Old Hunstanton, Norfolk

SOWERBYS



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3 Hamilton Road West

Hunstanton, Norfolk
PE36 6JB

Private Road Location in The Heart of a Desirable
Coastal Village and a Short Stroll to the Beach

Detached Bungalow Offering Privacy and Space

Spacious and Welcoming Entrance Hallway

Well-Appointed Kitchen with
Adjoining Dining Area

Utility Room with Access to Integral Garage

Three Well-Proportioned Bedrooms

Principal Bedroom with En-
Suite and Dressing Room

Dressing Room with Potential to
Convert into a Fourth Bedroom

Beautifully Landscaped, Low-
Maintenance Rear Garden

Ideal For Entertaining and Outdoor Relaxation

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Tucked away on a private road in the very heart of this highly desirable coastal village, this individual detached bungalow offers an exceptional blend of privacy, space, and seaside living, all just a short stroll from the beach. Approached via its own private front garden, the property immediately sets a tranquil tone, with a charming outdoor space perfect for enjoying a morning coffee or simply unwinding in peaceful surroundings.

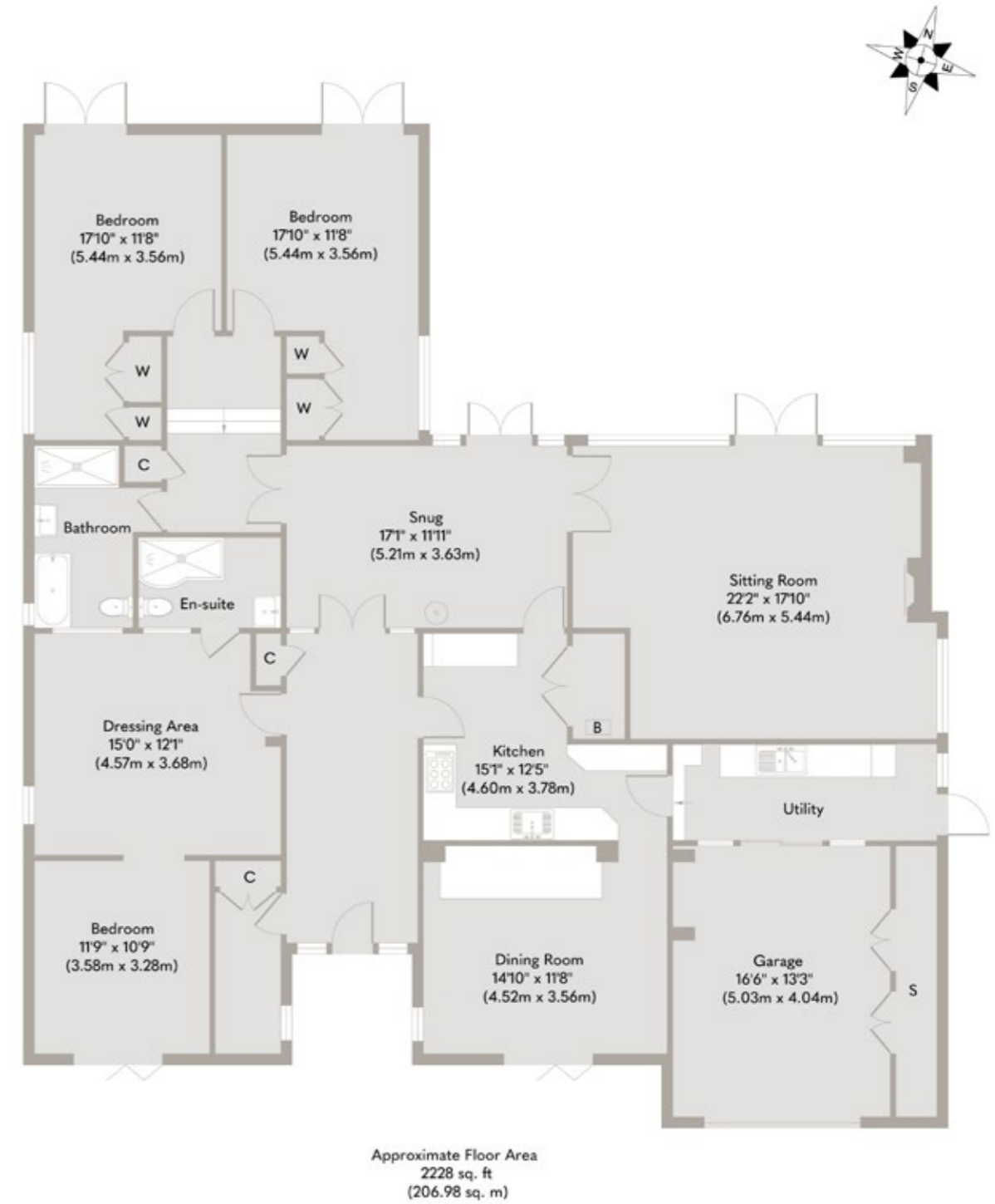
Inside, the home opens into a welcoming and spacious hallway, leading through to a generously proportioned sitting room. Bathed in natural light from large windows and complemented by French doors opening onto the rear, this is a wonderfully bright and airy space ideal for both relaxing and entertaining. A separate snug, complete with a wood burner, provides a cosy retreat. The well-appointed kitchen sits alongside a dedicated dining area, and a practical utility room offers additional convenience and leads directly to the integral garage.

The accommodation continues with three well-sized bedrooms. The principal bedroom benefits from its own en-suite and an impressive dressing room, which offers excellent flexibility and could easily be converted into a fourth bedroom if required. A modern family bathroom serves the remaining bedrooms.

To the rear, the garden has been thoughtfully hard landscaped to create a beautifully designed, low-maintenance outdoor space. Ideal for entertaining or simply unwinding, it provides a haven where you can relax with family and friends, enjoying the fresh sea air and tranquil surroundings.

Whether you are seeking a serene place to retire or a stylish getaway by the coast, this home effortlessly combines comfort, practicality, and an enviable 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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Old Hunstanton

A POPULAR DESTINATION COME
HOLIDAY OR HOME

It's easy to see why Old Hunstanton is so popular with holidaymakers and full time residents alike. Home to some of the finest properties in the county, there's a wonderful mix of charming cottages, converted barns, and cool, contemporary homes.

Stroll along the top of the famous striped cliffs to take in the lighthouse and the ruins of St Edmunds chapel, built in the 13th century in memory of St Edmund who landed here in 855 to be crowned King of East Anglia.

Perhaps set off for a walk along the coastal path, and at the end of the day save your tired legs by getting the regular Coasthopper bus home. Golfers are spoilt for choice, with the fantastic links course at Hunstanton Golf Club in the village, and Royal West Norfolk Golf Club's championship course just a few miles away at Brancaster.

After a busy day, relax at The Lodge or the Ancient Mariner, the two great pubs within the village, or treat yourself at Michelin starred The Neptune. For daily provisions there's an excellent village store and there's also a craft centre, wonderful for browsing.

Just the other side of the pine trees, dunes and beach huts you'll find the beautiful beach where days are spent playing on the golden sands and evenings are lit by incredible sunsets over the sea.



Note from the Vendor



“An exceptional blend of privacy, space, and seaside living.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 1436-9727-3600-0123-0222.

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: ///mime.constrain.straying

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SOWERBYS

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