



THE STORY OF

27 Kings Road

Hunstanton, Norfolk

SOWERBYS



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Hunstanton, Norfolk
PE36 6ES

Prime Lighthouse End Setting

Short Walk to the Beach, Lighthouse and Clifftop

Bespoke Handcrafted Kitchen with Pantry,
Utility Room and Downstairs WC

Thoughtfully Reconfigured Layout with
Underfloor Heating Throughout the Ground Floor

Impressive Principal Suite with Dressing
Area and En-Suite Provision

Abundant Natural Light and Sea Views

Four Well-Proportioned Bedrooms

Additional Living Space, Garage Converted Snug

Solar Panels and Air Source
System for Heated Pool

SOWERBYS HUNSTANTON OFFICE

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Occupying one of the most coveted positions within the desirable 'Lighthouse End' of Hunstanton, 27 Kings Road presents a rare balance of immediate coastal living and carefully considered design. With the iconic Hunstanton Lighthouse, sweeping clifftop walks and the west-facing shoreline quite literally moments from the doorstep, the setting is defined by light, openness and ever-changing sea views - a place where the rhythm of the coast quietly shapes daily life.

A large and welcoming entrance hallway sets the tone from the outset, introducing a home that feels both spacious and intuitively arranged. The ground floor has been thoughtfully reconfigured to create a natural, easy flow between spaces, perfectly suited to both everyday living and relaxed coastal entertaining.

Underfloor heating runs throughout, while at its heart lies a beautifully crafted bespoke kitchen by Willis & Stone, a space designed as much for gathering as it is for practical use. This is complemented by a particularly useful pantry, a well-appointed utility room and a downstairs WC. A former garage has been cleverly transformed into a snug, offering a more intimate retreat alongside the principal living areas.



A balance of immediate coastal living and carefully considered design.





Upstairs, the principal bedroom is especially impressive - a generous, light-filled space created from the original first floor sitting room. A glazed corner draws in the soft coastal light, enhancing the calm and airy atmosphere, while a thoughtfully designed dressing area adds a sense of understated luxury. Provision has already been made for an en-suite, allowing the next owner to complete the space to their own specification.

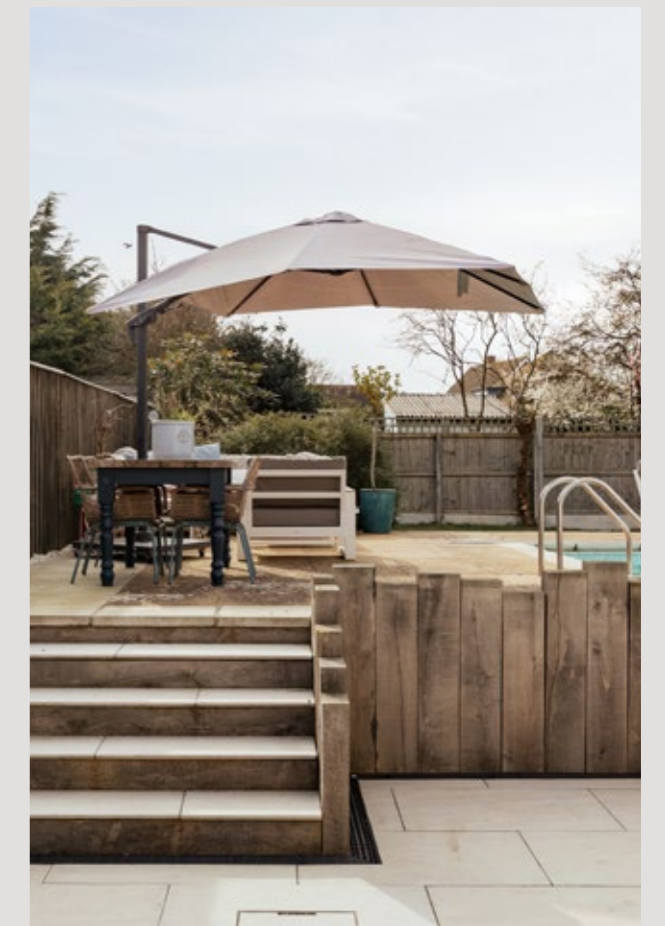
Behind the scenes, considerable investment has been made to ensure comfort and efficiency, including new electrics, boiler, windows and radiators throughout. Solar panels support both the house and the heated swimming pool, the latter powered via a separate air source system. Externally, the lower façade has been rendered, while the upper level offers an opportunity to tailor the final finish, a subtle invitation to personalise the home further.

Positioned along Norfolk's celebrated west-facing coastline, Hunstanton - affectionately known as "Sunny Hunny" - is renowned for its unique sunsets over the sea, striking striped cliffs and expansive sandy beaches. The town blends traditional seaside charm with a sense of space and natural beauty, offering everything from leisurely promenade walks and sailing to access to the wider North Norfolk coastline, with its nature reserves and unspoilt stretches of shore. It is a setting that feels both restorative and quietly vibrant, perfectly suited to those seeking a refined coastal lifestyle.

A home of quality and quiet intent, in an exceptional position, ready to be enjoyed from the outset, with the added appeal of completing the final details to create something truly individual.



A pool accompanied by
the sound of waves and
the slow drift of coastal
light.





First Floor
Approximate Floor Area
1342 sq. ft
(124.64 sq. m)



Ground Floor
Approximate Floor Area
1356 sq. ft
(126.01 sq. m)

Outbuilding
Approximate Floor Area
176 sq. ft
(16.32 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 Sowerbys



“Considerable investment has been made to ensure comfort and efficiency.”



SERVICES CONNECTED

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

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

C. Ref:- 2231-3010-0207-9606-9204

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: ///supple.corrupted.polo

AGENT'S NOTE

The vendor is an employee of Sowerbys.

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SOWERBYS

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