



THE STORY OF

7 Kings Road

Hunstanton, Norfolk

SOWERBYS



THE STORY OF

7 Kings Road

Hunstanton, Norfolk
PE36 6EU

Desired Lighthouse End Location in Hunstanton

Short Stroll to the Seafront and Coastline

Spacious Chalet Bungalow with
Versatile Accommodation

Generous Sitting Room Ideal for Family Living

Kitchen with Conservatory and Garden
Room Overlooking the Garden

Flexible Additional Reception
Room /Office/Third Bedroom

Two First-Floor Double Bedrooms
with Family Bathroom

Integral Garage, Workshop and Off-Road Parking

Private Rear Garden with Patio,
Greenhouse and Ornamental Pond

Excellent Potential as a Permanent
Home or Coastal Retreat

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



Positioned along one of Hunstanton's most sought-after roads at the desirable Lighthouse end of the town, this spacious chalet bungalow enjoys an enviable location just a short stroll from the seafront, making it an ideal permanent residence or coastal retreat.

The well-proportioned accommodation offers a welcoming and spacious sitting room, the perfect place to relax with family and friends, whilst the kitchen is complemented by both a conservatory and a delightful garden room, each enjoying pleasant views over the rear garden.

A versatile additional reception room provides flexibility as a formal dining room, home office or ground floor third bedroom, alongside a useful workshop and ground floor W.C. To the first floor are two generous bedrooms served by a family bathroom, offering comfortable accommodation for both residents and guests. The property also benefits from a fully boarded loft, accessed via a sliding loft ladder, providing excellent additional storage space.

Outside, the property continues to impress with a front garden, driveway providing off-road parking and an integral garage. The generous rear garden is a particular feature, being mainly laid to lawn with a paved patio ideal for outdoor entertaining, together with a greenhouse, ornamental pond and an abundance of mature plants and shrubs creating a private and tranquil setting to enjoy throughout the seasons.

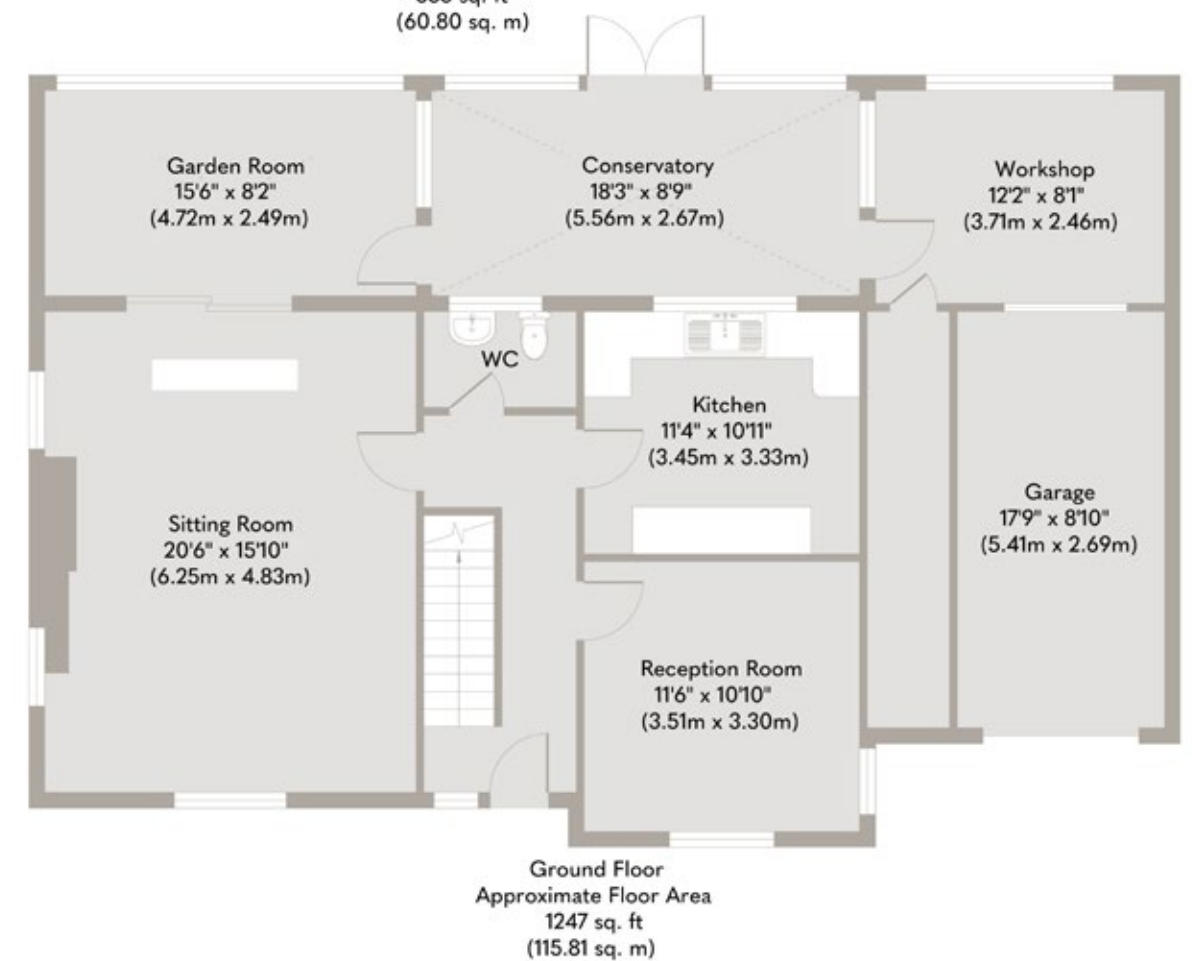
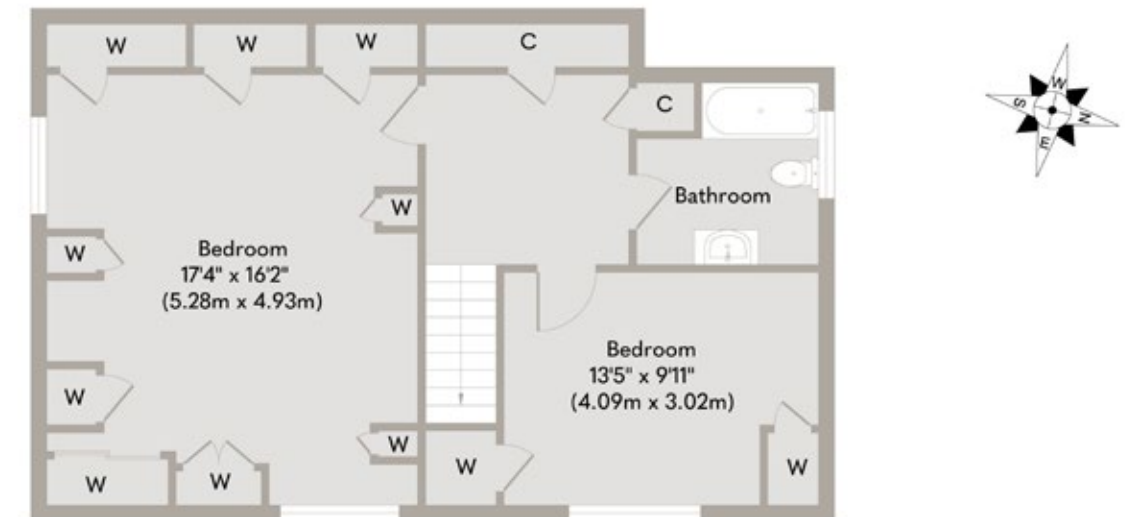
Properties in this highly regarded location rarely remain available for long, combining generous living space with excellent potential and an exceptional position close to Hunstanton's famous coastline.





We love how light and airy the house feels, with the generous rooms, the conservatory opening onto the garden, and the beautiful outdoor space making it such a lovely place to enjoy.





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.

Copyright V360 Ltd 2026 | www.houseviz.com

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



"One of our favourite places is the back room, where we can relax while enjoying the lovely outlook over the garden."



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

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: ///juniors.simply.treetop

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

