



46 CHAPEL LANE

THE STORY OF

46 Chapel Lane

Hunstanton, Norfolk

SOWERBYS



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46 Chapel Lane

Hunstanton, Norfolk
PE36 5HN

No Upward Chain

Tucked-Away, Private Location
Close to the Town Centre

Just A Few Minutes' Walk to the Beach

Deceptively Spacious Accommodation

Tastefully Modernised Throughout

Family Home or Holiday Let

Spacious Sitting/Dining Room

Three Bedrooms

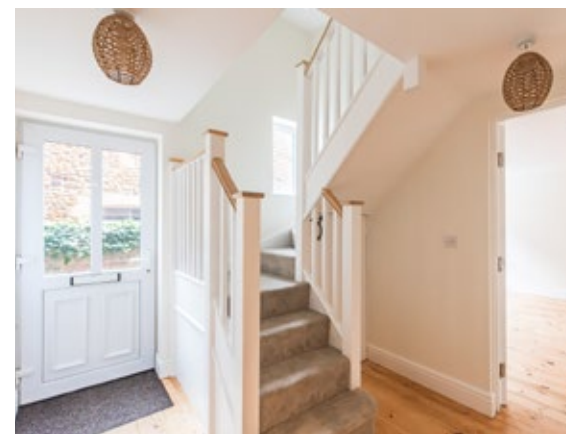
Principal Bedroom with Private En-Suite and Two
Bedrooms Served by Modern Family Bathroom

Low-Maintenance Outdoor Area

SOWERBYS HUNSTANTON OFFICE

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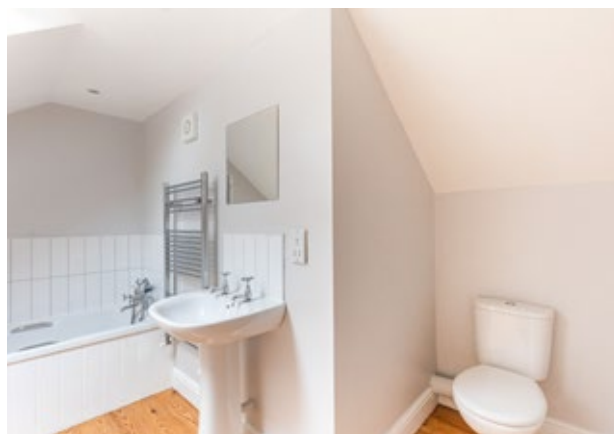
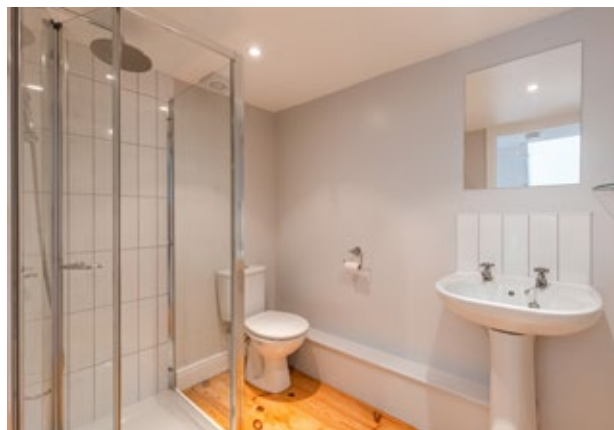
Enjoying a wonderfully tucked-away position just moments from the heart of the town and only a short stroll from the beach, this deceptively spacious home has been thoughtfully updated to create a stylish and comfortable coastal retreat. Equally suited as a permanent residence, an elegant second home or an investment opportunity, it offers an enviable blend of privacy and convenience.

The ground floor is centred around a welcoming sitting and dining room, a versatile space designed for everyday living. Beyond, the well-appointed kitchen/breakfast room provides ample space for informal dining, making it the natural hub of the home.

Arranged over the upper floors are three well-proportioned bedrooms. Two occupy the first floor and are served by a contemporary family bathroom, while the second floor is dedicated to an impressive principal suite, complete with its own private bathroom, creating a peaceful sanctuary away from the rest of the house.

Outside, a low-maintenance courtyard provides space to park a small car, a particularly valuable asset in such a central coastal setting.

Offering surprisingly generous accommodation in a discreet location, this delightful home places the best of coastal living within easy reach, with independent shops, cafés, everyday amenities and the beach all just a short walk from the doorstep.





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



"We love
exploring the
seafront nearby."



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 2495-3944-8209-3644-3204.

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: ///width.fleet.awaiting

AGENT'S NOTE

Some images used have been virtually staged to show how the property could look once furnished and are for representative purposes only.

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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