



THE STORY OF
9 Old Town Way

Hunstanton, Norfolk

SOWERBYS



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9 Old Town Way

Hunstanton, Norfolk
PE36 6HE

Detached Family Home Close to
Old Hunstanton Beach

Walking Distance to Hunstanton
Town Centre and Shops

Solar Panels

Generous West-Facing Rear Garden

Covered Outdoor Swimming Pool

Snug / Fourth Bedroom Downstairs

Carriage Driveway and Garage

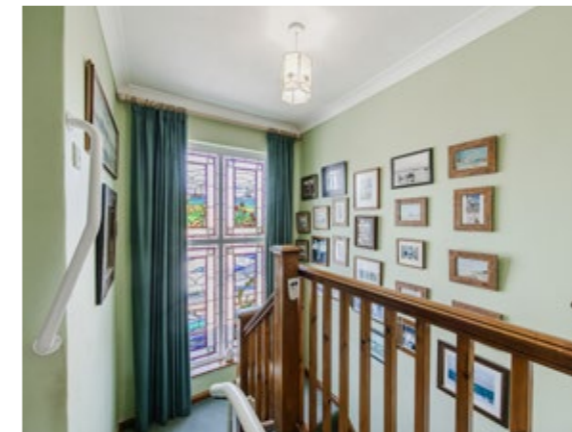
Three Balanced Bedrooms with Air
Conditioning in Main Bedrooms

SOWERBYS HUNSTANTON OFFICE

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Set in one of Hunstanton's most convenient and desirable positions, 9 Old Town Way enjoys easy access to both the charm of Old Hunstanton and the amenities of Hunstanton town centre.

The property offers well-balanced accommodation with a layout that feels practical and welcoming. A carriage-style brick weave driveway provides parking for several vehicles and leads to a pitched garage.

Inside, the ground floor has been arranged around comfortable everyday living. The sitting room is generously proportioned and flows naturally into the conservatory. A separate snug offers flexibility as a quieter reception room, fourth bedroom or occasional workspace, while the dining room connects well with the kitchen, creating a sociable feel for family life. A utility room, large pantry and ground floor cloakroom add further practicality.

Upstairs are three good-sized bedrooms, including a principal bedroom with en-suite facilities, alongside a family bathroom. The proportions throughout give the house a comfortable and easy sense of space.

The rear garden is a particularly attractive feature of the home. Enjoying a west-facing aspect, it captures the afternoon and evening sun and provides plenty of room to relax or entertain outdoors. The covered swimming pool creates a real lifestyle element, while established flower beds, small fruit trees, sheds and an outside WC all contribute to the garden's mature and well-loved feel.

Altogether, this is a home that combines generous outside space, versatile accommodation and a highly convenient coastal setting, just moments from everything that makes the area so popular.



The home is bright and airy, with the sun in our west facing garden all day.



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



“Three words to describe the house would be big, beautiful and home.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.
Solar panels. Air conditioning in main bedrooms.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9437-6521-3300-0503-0226.

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: ///hook.hologram.reprints

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SOWERBYS

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