LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
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A mature detached bungalow offering spacious accommodation including; Entrance Porch, Entrance Hall, Living Room, Kitchen/Breakfast, Garden Room, Two Double Bedrooms, Bathroom and Separate WC. The property which benefits from mostly UPVC double glazing and gas central heating, has a garden to the front, off-road parking and an adjoining single garage. To the rear there is a delightful, generous lawned garden with borders and a large patio.

The property is situated in a desirable location, at the "Lighthouse" end of the popular, Victorian coastal town of Hunstanton on the North West Norfolk coastline, well known for being the only West facing town on the East Coast providing spectacular sunset vistas across the Wash. The town provides residents with a good array of amenities including supermarkets, independent retailers, cafes, restaurants and theatre to name a few. The broad, sandy beaches of Hunstanton & Old Hunstanton are a particular feature as are the white chalk and sandstone cliffs.

Kings Road, Hunstanton, Norfolk, PE36 6EU

Price - £385,000 Freehold

DOUBLE GLAZED FRONT ENTRANCE DOOR TO:-

ENTRANCE PORCH
7' 6" x 4' 2" (2.29m x 1.27m)

UPVC double glazed windows to the front and side. Glazed door to:-

ENTRANCE HALL

Papered and coved ceiling, power point, double radiator, cloaks cupboard. Doors to; Kitchen, Living Room, Bedrooms, Bathroom and Separate WC.

LIVING ROOM
19' 11" x 13' 1" max (6.07m x 3.99m max)

Textured & coved ceiling, power points, television point, three double radiators, UPVC double glazed windows to the front and side, feature fireplace and hearth with inset living flame effect electric fire. UPVC double glazed double doors to rear.

KITCHEN/BREAKFAST
10' 6" max x 10' 2" min opening to 14' 3" (3.2m max x 3.1m min opening to 4.34m)

Skimmed and coved ceiling, access to roof space, power points, single radiator, UPVC double glazed window to rear, airing cupboard housing hot water cylinder, wall mounted gas fired boiler supplying domestic hot water and radiators, plumbing provision for washing machine. Range of matching wall and base units with round edged work surfaces over, tiled splash-backs, stainless steel sink unit with single drainer and taps over, built-in electric double oven, built-in gas hob with cooker hood over. Door to:-

GARDEN ROOM
14' 2" x 7' 8" (4.32m x 2.34m)

UPVC double glazing over a brick base, skimmed ceiling, power points, single radiator, personnel door to garage. Double glazed white aluminium door to rear garden.

BEDROOM ONE
12' 5" x 11' 11" (3.78m x 3.63m)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to front.

BEDROOM TWO
11' 11" x 10' 0" (3.63m x 3.05m)

Textured and coved ceiling, power points, single radiator, window to garden room.

BATHROOM
6' 8" x 5' 5" min (2.03m x 1.65m min)

Vinyl floor covering, UPVC double glazed window to side, single radiator, part ceramic wall tiling, electric wall heater, shaver socket. Suite comprising; panelled bath with fitted electric shower over, vanity combi unit with inset wash hand basin and cupboards under, low level WC with concealed cistern.

SEPARATE WC
6' 6" x 2' 8" (1.98m x 0.81m)

Vinyl floor covering, UPVC double glazed window to side, low level WC.

OUTSIDE

FRONT

The property has a low wall and hedged frontage with a driveway at the side supplying car standing and giving access to the garage at the rear. The garden is laid mainly to paving and borders containing mature shrubs and plants. Gate at the right side giving pedestrian access to the rear.

GARAGE
18' 6" x 10' 4" max (5.64m x 3.15m max)

Up and over power door, power and lighting, personnel door to garden room. UPVC double glazed personnel door to rear garden.

REAR

Paved patio area across the rear of the bungalow with an outside tap and a low wall to the garden which is laid mainly to lawn and enclosed mostly by fencing with borders containing mature shrubs and plants along with inset mature trees. Timber summerhouse, two timber garden sheds, greenhouse.

DIRECTIONS

From the Redgate Hill roundabout, by the old water tower, continue straight ahead on the A149. Continue along this road passing the police station, Glebe House School on the right and then Yarrow Drive (which is a new estate) on the right and then take the next left into Lighthouse Lane. Continue to the bottom, around the bend and turn left into Kings Road. The property will be found further along on the left-hand side.

SERVICES

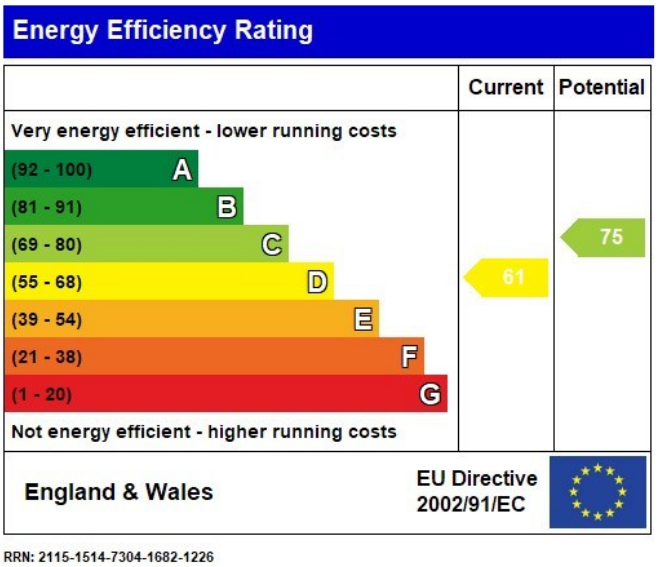
Mains Electricity. Mains Gas. Mains Water. Mains Drainage. Gas Central Heating. These services and related appliances have not been tested.

COUNCIL TAX

BAND D - £2,458.93 for 2026/27. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING

EPC - Band D



RRN: 2115-1514-7304-1682-1226



































Kings Road, Hunstanton, Norfolk, PE36 6EU

Illustration for identification purposes only. Measurements are approximate. Not to scale

Tenure: Freehold. Vacant possession upon completion.

Viewing: Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations: All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

***Anti-Money Laundering Directive*:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

Offer Referencing: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Referral Fees: In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

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LANDLES

Since 1856

SELLING & LETTING

Town Country Coastal

property in King's Lynn and the coastal & rural villages of North & West Norfolk

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