



THE STORY OF

17 Kings Road

Hunstanton, Norfolk

SOWERBYS



THE STORY OF

17 King's Road

Hunstanton, Norfolk
PE36 6ET

Prime Location Near Hunstanton
Lighthouse, Cliff Tops and Beach

Extended and Updated Throughout

Exceptional Open-Plan Sitting Room, Kitchen
and Dining Room with Central Fireplace

Ground-Floor Shower Room
Ideal After Beach Trips

Versatile Study/Playroom/Ground-
Floor Bedroom with Garden Access

Four Double Bedrooms with Family Bathroom
and En-Suite Toilet to Bedroom Two

Sunny South-Facing Rear
Garden with Solar Panels

Ample Off-Street Parking and Double Garage

SOWERBYS HUNSTANTON OFFICE

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Set on one of Hunstanton's most desirable addresses, 17 Kings Road offers a rare opportunity to live just moments from the lighthouse, cliff tops and golden sands. This extended and updated family home blends generous living spaces with thoughtful details designed for a relaxed coastal lifestyle.



Step inside and you are greeted by a superb open-plan lounge, kitchen and dining area - the heart of the home - where a central fireplace creates a welcoming focal point and warmth that radiates throughout the room. The well-equipped kitchen, complete with an eye-level AEG oven, flows seamlessly into a practical utility space, while a convenient downstairs shower room is perfectly placed for rinsing off after a day at the beach.



To the rear, a versatile study opens onto the garden through double doors, making it ideal as a home office, playroom or even a ground-floor bedroom.

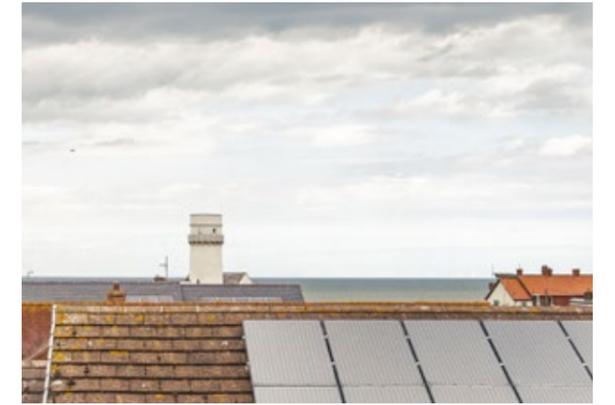
Upstairs, four well-proportioned double bedrooms are complemented by a modern family bathroom and an en-suite toilet to the main bedroom.

Outside, the sunny, south-facing garden invites relaxation, with the bonus of solar panels on the roof. To the front, there is ample off-street parking and an integral double garage with rear workshop space.



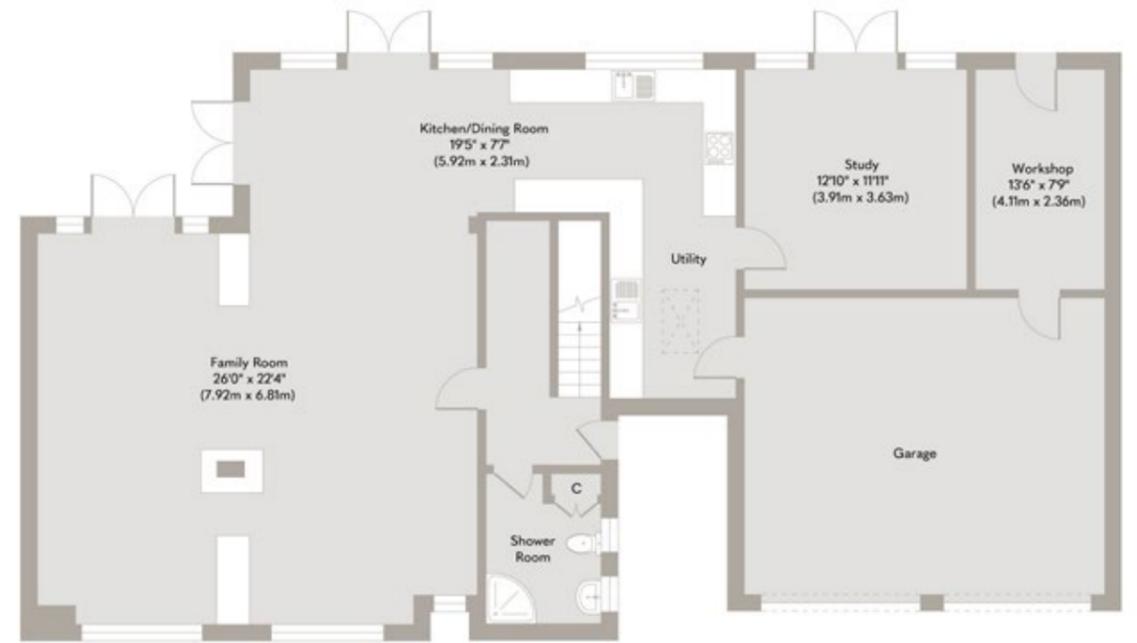
This is a home that truly captures the ease and charm of coastal living while offering all the space and flexibility a modern family could need.



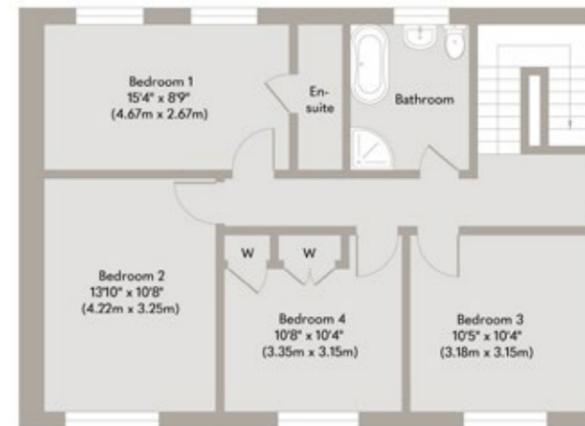


The upstairs bedrooms offer stunning views we never tire of...

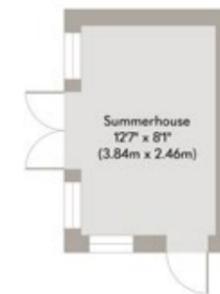




Ground Floor
Approximate Floor Area
1445 sq. ft
(134.24 sq. m)



First Floor
Approximate Floor Area
763 sq. ft
(70.91 sq. m)



Outbuilding
Approximate Floor Area
102 sq. ft
(9.44 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 the Vendor



“Living here, the beautiful beach walks never fail to lift your spirits.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

A. Ref: 0669-2800-7915-9098-8321

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: ///fields.unheated.really

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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