



INTRODUCING

36 Princess Drive

Hunstanton, Norfolk

SOWERBYS



THE STORY OF

36 Princess Drive

Hunstanton, Norfolk
PE36 5JG

Flexible Three-Bedroom
Accommodation

Modern Fitted Kitchen

Bright Conservatory
Overlooking the Rear Garden

Private and Enclosed
Rear Garden

Garage and Driveway

Popular and Established
Residential Location

Regular Bus Service Nearby
with Links to King's Lynn
and Surrounding Villages

Within Easy Reach of
Hunstanton's Town Centre,
Promenade and Beach

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Situated within a peaceful and well-established residential setting, this beautifully presented semi-detached bungalow offers an enviable blend of comfort, practicality and coastal convenience. Thoughtfully improved over the years, the property is ready to move straight into while still offering the flexibility to adapt to changing lifestyles.

At the heart of the home is a stylish, contemporary kitchen, thoughtfully designed with both everyday living and entertaining in mind. The welcoming sitting room provides a comfortable space to relax and flows seamlessly into the conservatory, creating a wonderfully light-filled environment from which to enjoy views of the garden throughout the seasons.

The accommodation is currently arranged as three bedrooms, providing excellent versatility for those seeking additional guest accommodation, a hobby room or a home office. Equally, the layout could be easily reconfigured to create two larger bedrooms should a more traditional bungalow arrangement be preferred.

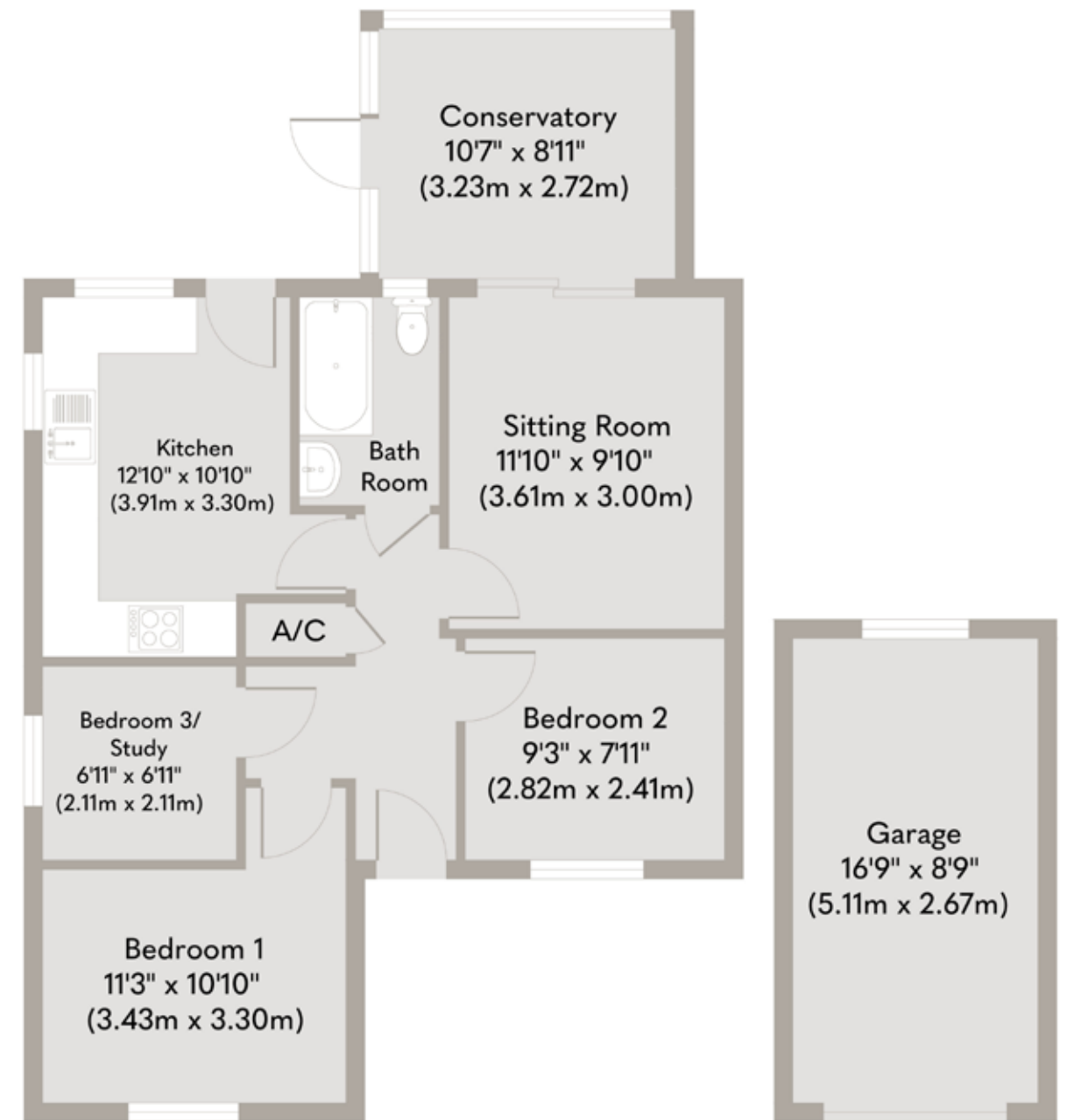
Outside, the enclosed rear garden offers a private and manageable space to relax, while the garage and driveway provide valuable parking and storage. Positioned on the ever-popular Princess Drive, the property enjoys easy access to Hunstanton's bustling town centre, the famous striped cliffs, promenade and beach. A regular bus service nearby provides excellent connections to the surrounding villages and King's Lynn, making day-to-day living all the more convenient.

Offering the perfect balance of comfort, convenience and coastal living, this is a home that is equally suited to those looking to downsize without compromise or simply enjoy everything this wonderful stretch of the North Norfolk coastline has to offer.



This is a lovely, quiet estate to live on. The conservatory is one of my favourite rooms, with beautiful views over the garden, where we love watching the birds, and out to the sea on the right.





Ground Floor
Approximate Floor Area
684 sq. ft
(63.54 sq. m)

Garage

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



Hunstanton sea front

"We have loved exploring the beach. It's just a 10-minute walk away, and it's wonderful to have something so special right on your doorstep."



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 0526-3047-2204-6765-6204

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: ///behalf.back.gifted

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SOWERBYS

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