



THE STORY OF

5 Sandpiper Street

Hunstanton, Norfolk

SOWERBYS



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5 Sandpiper Street

Hunstanton, Norfolk
PE36 5PF

Quiet Position Within a Highly
Desirable Development

Modern Home

Spacious Sitting Room with Garden Access

Three Balanced Bedrooms

Contemporary Family Bathroom

Ground Floor Cloakroom/W.C.

Private and Enclosed Rear Garden

Allocated Parking

Ideal for First-Time Buyers

Close to Hunstanton's Beach,
Promenade and Amenities

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Situated within a peaceful position on this highly regarded development, this immaculately presented three-bedroom home has been thoughtfully cared for by the current owner and offers beautifully balanced accommodation ideally suited to modern living.

The welcoming sitting room is a particularly attractive feature of the home, enjoying direct access to the rear garden through glazed doors, allowing natural light to flood the space and creating a seamless connection between indoors and out. The ground floor is further complemented by a practical cloakroom/W.C.

To the first floor, three well-proportioned bedrooms are served by a stylish and contemporary family bathroom, all presented to an excellent standard throughout.

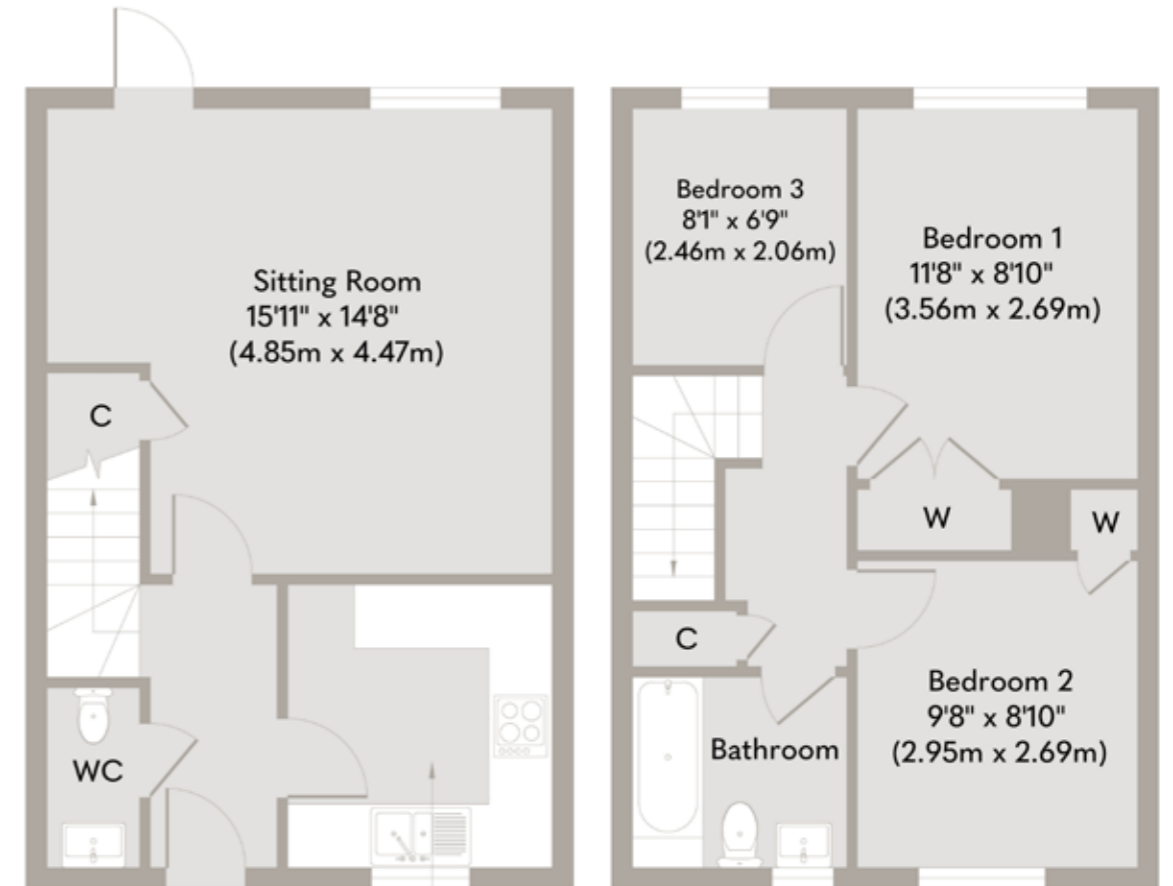
Outside, the enclosed rear garden enjoys a high degree of privacy, and provides a delightful setting for relaxing or al fresco dining. The property also benefits from allocated parking. This is an excellent opportunity for a range of purchasers, including first-time buyers, families and investors, and early viewing is strongly advised.

Hunstanton remains one of North Norfolk's most popular coastal towns, renowned for its distinctive striped cliffs, wide sandy beaches and celebrated west-facing sunsets. The town offers an excellent range of amenities including independent shops, cafés, restaurants and leisure facilities, together with a thriving promenade and neighbouring Old Hunstanton's renowned coastline and golf course. With easy access to the wider North Norfolk coast, an Area of Outstanding Natural Beauty, the location perfectly combines coastal charm with everyday convenience.



Three words to describe the home would be cosy, quiet and modern.





Ground Floor
 Approximate Floor Area
 381 sq. ft
 (35.39 sq. m)

First Floor
 Approximate Floor Area
 381 sq. ft
 (35.39 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



“Favourite spot is in the garden, its not overlooked and has a perfect place to spot the red kites flying over the meadow.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 9380-3383-9020-2990-2055.

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: ///makes.saying.wrist

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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