



THE STORY OF

9 Philips Chase

Hunstanton, Norfolk

SOWERBYS



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Hunstanton, Norfolk
PE36 5NL

- Detached Bungalow
- Spacious Sitting Room
- Conservatory
- Three Bedrooms
- Family Bathroom
- En-Suite
- Driveway
- Garage
- Enclosed Rear Garden

Nestled within a peaceful cul-de-sac, this three-bedroom detached bungalow offers spacious, light-filled accommodation ideal for a range of buyers.

Upon entering, you are welcomed into a bright and airy sitting room, thoughtfully designed to create a warm and inviting atmosphere. Double doors open seamlessly into the conservatory, providing an additional reception space that enjoys delightful views over the garden and an abundance of natural light throughout the day - perfect for relaxing or entertaining.

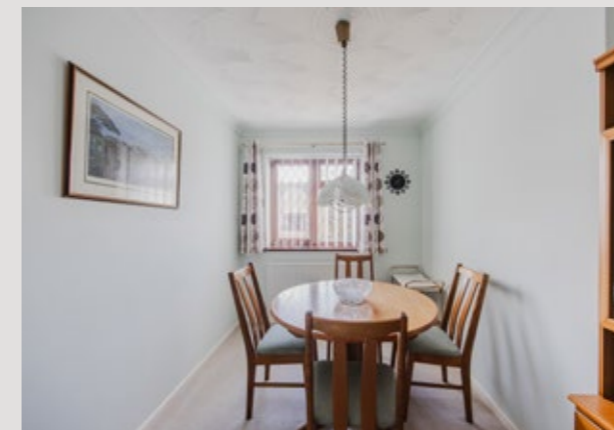
The well-appointed kitchen overlooks the enclosed rear garden, offering a pleasant outlook while preparing meals, with ample worktop and storage space to suit modern living.

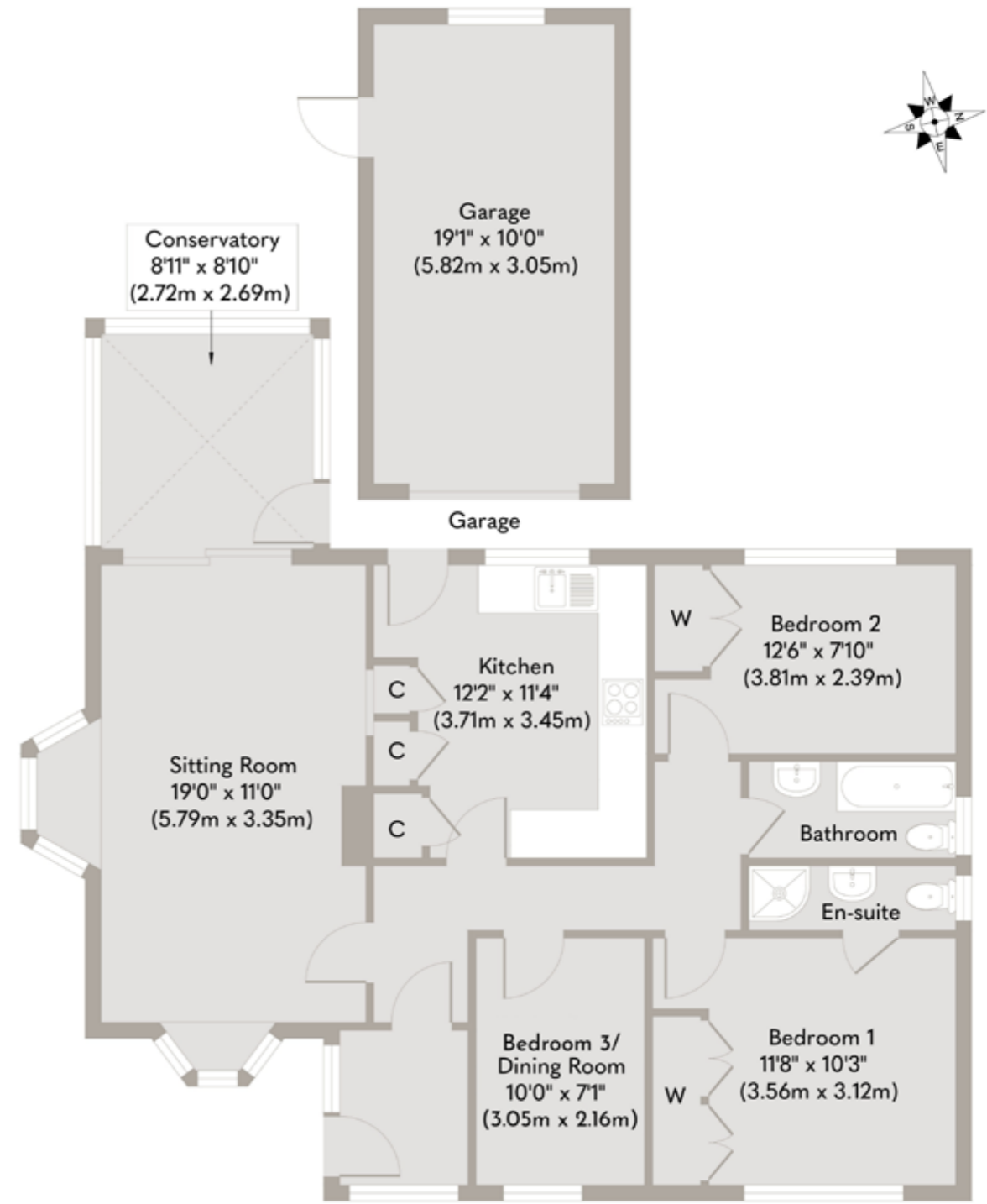
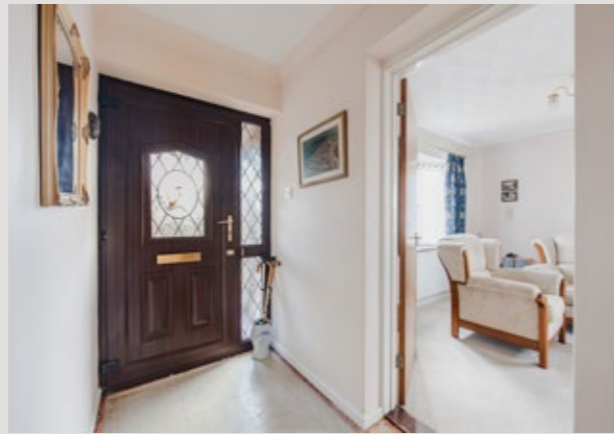
The property boasts three bedrooms, with two being good sized doubles, ensuring comfortable accommodation for family and guests alike. The principal bedroom benefits from its own en-suite shower room, while a well-proportioned family bathroom serves the remaining bedrooms.

To the front, an ample driveway provides off-road parking for several vehicles and leads to a detached garage. The enclosed rear garden offers a private and secure outdoor space, ideal for children, pets, or simply enjoying outdoor dining during the warmer months.

This bungalow combines quiet surroundings with spacious, versatile living and is an opportunity not to be missed.

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Approximate Floor Area
951 sq. ft
(88.38 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 Sowerbys



Hunstanton Beach

"...quiet surroundings with spacious, versatile living - the perfect coastal retreat."



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0013-3059-1207-2686-8200.

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: /// fronted.sending.snuck

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SOWERBYS

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