



THE STORY OF

15 Old Town Way

Hunstanton, Norfolk

SOWERBYS



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15 Old Town Way

Hunstanton, Norfolk
PE36 6EW

Excellent Location, Close to Lighthouse End

Short Walk to Seafront and Town Centre

Flexible Layout with Ground-
Floor Bedroom and En-Suite

Spacious Sitting Room Leading
into a Conservatory

Kitchen Breakfast Room plus
Separate Dining Room

Four Bedrooms with Distant Sea Glimpses

Generous West-Facing Garden

SOWERBYS HUNSTANTON OFFICE

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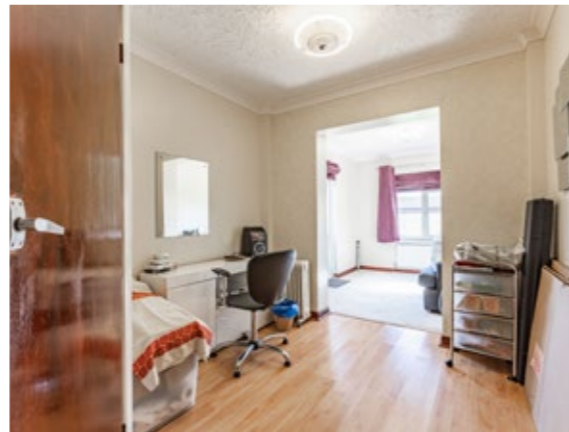


15 Old Town Way is a versatile detached home, ideally positioned close to the desirable 'Lighthouse End' of Hunstanton, with the seafront, High Street and Old Hunstanton all within easy reach. Offering generous accommodation and plenty of flexibility, it is a home that can readily adapt to a range of lifestyles.

The ground floor provides a comfortable balance of living space, with a sitting room that flows into a conservatory overlooking the west-facing garden — a lovely spot to enjoy the afternoon and evening light. A kitchen breakfast room and separate dining room offer further space for day-to-day living and entertaining, alongside a useful ground-floor WC. Of particular note is the additional downstairs bedroom with en-suite, ideal for multi-generational living, guests or as a more private home office.

Upstairs, there are three further bedrooms served by a family bathroom, with some rooms enjoying a distant glimpse of the sea.

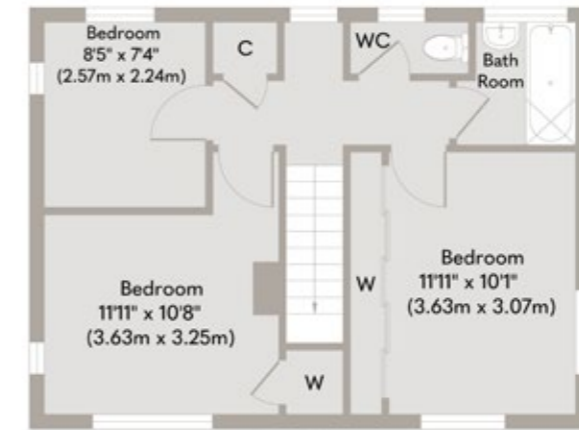
Outside, the rear garden is a generous size and largely a blank canvas, offering the opportunity to create something tailored and personal. While the property would benefit from modernisation, it presents a fantastic opportunity to establish a well-proportioned home in a highly regarded coastal setting.



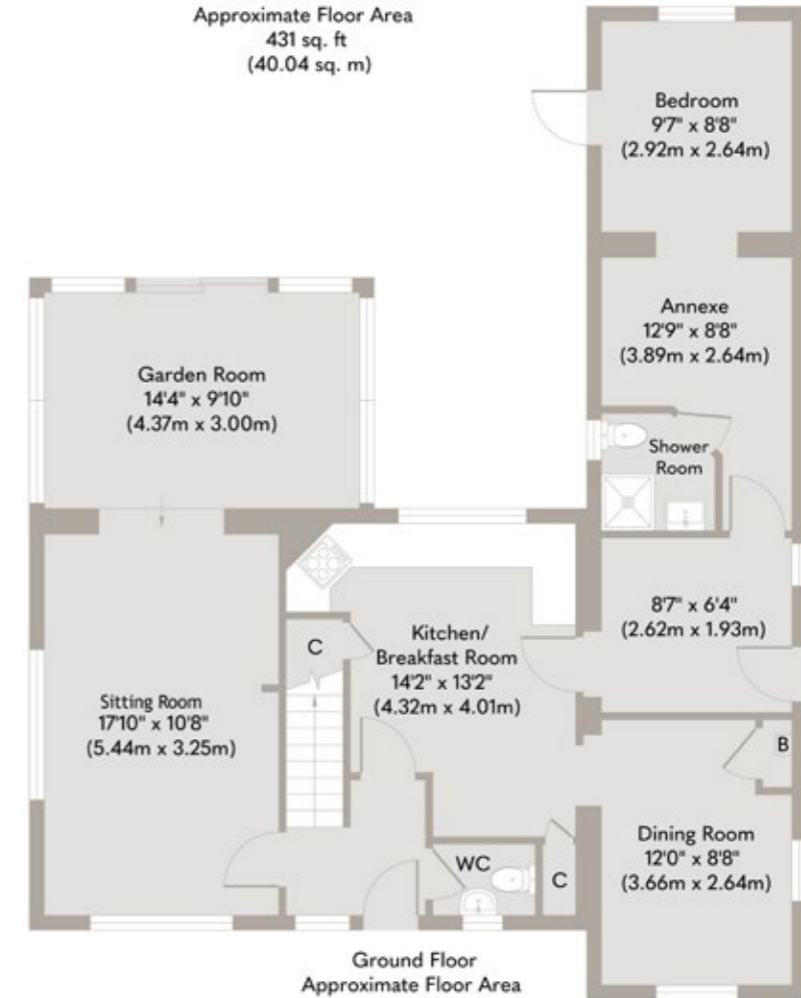


Offering generous accommodation and plenty of flexibility.





First Floor
 Approximate Floor Area
 431 sq. ft
 (40.04 sq. m)



Ground Floor
 Approximate Floor Area
 982 sq. ft
 (91.23 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



“A fantastic opportunity to establish a well-proportioned home in a highly regarded coastal setting.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 1536-1727-8600-0053-0222.

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: ///chicken.euphoric.doctors

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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