



27



THE STORY OF

27 Glebe Avenue

Hunstanton, Norfolk

SOWERBYS



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27 Glebe Avenue

Hunstanton, Norfolk
PE36 6BS

Substantial Period Home

Four-Bedroom Accommodation
Arranged Over Three Floors

Potential to Create an Impressive
Fifth-Bedroom Principal Suite

Brand-New Kitchen

Newly Installed Downstairs Cloakroom

Completely Redecorated Throughout

Versatile Accommodation Ideal for Family Living

Close to Hunstanton's Town Centre,
Amenities and Seafront

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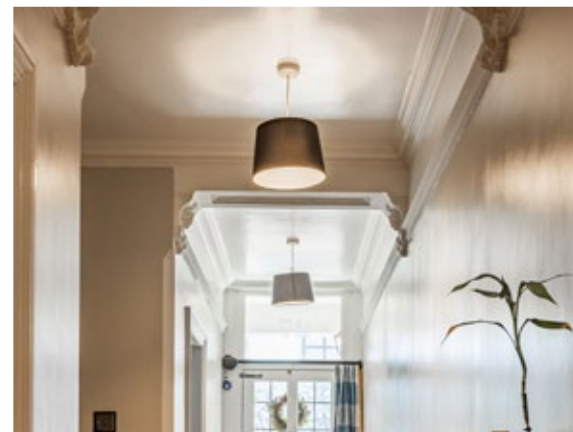
Situated in the heart of Hunstanton, 27 Glebe Avenue is a substantial and beautifully refreshed period home, offering an abundance of space, versatility and exciting potential. With four bedrooms, generous accommodation arranged over three floors and the added opportunity to create an impressive fifth bedroom, this is a home ideally suited to family life, multi-generational living or those seeking a spacious coastal retreat.

Recently improved by the current owners, the property has undergone a significant refresh, including a brand-new kitchen, a new downstairs cloakroom and complete replastering and redecoration throughout. The result is a fresh and welcoming home, ready for its next owners to move in and enjoy.

The top floor is a particularly exciting feature, with a spacious loft room offering wonderful potential to create a grand principal suite. Imagine a luxurious private retreat, complete with an ensuite bathroom and space to unwind away from the rest of the home, subject to any necessary consents and building regulations.

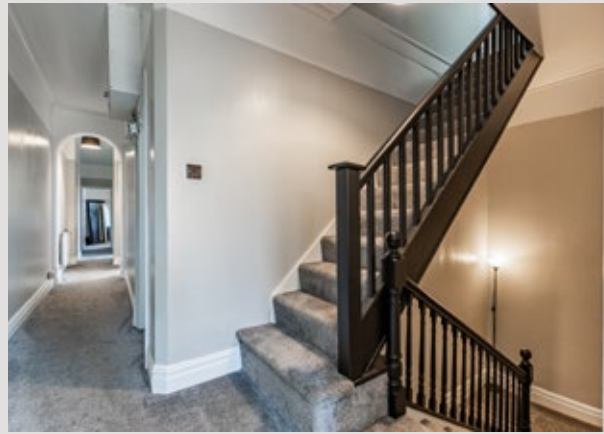
The generous proportions and versatile accommodation lend themselves to a variety of lifestyles, from busy family living to working from home or accommodating visiting friends and relatives. There is plenty of flexibility to create sociable spaces for entertaining, alongside quieter areas to relax and enjoy everyday life.

Combining recent improvements, generous living space and the exciting potential to create a fifth bedroom in the form of a grand principal suite, 27 Glebe Avenue presents a wonderful opportunity to enjoy spacious coastal living in this popular seaside town.



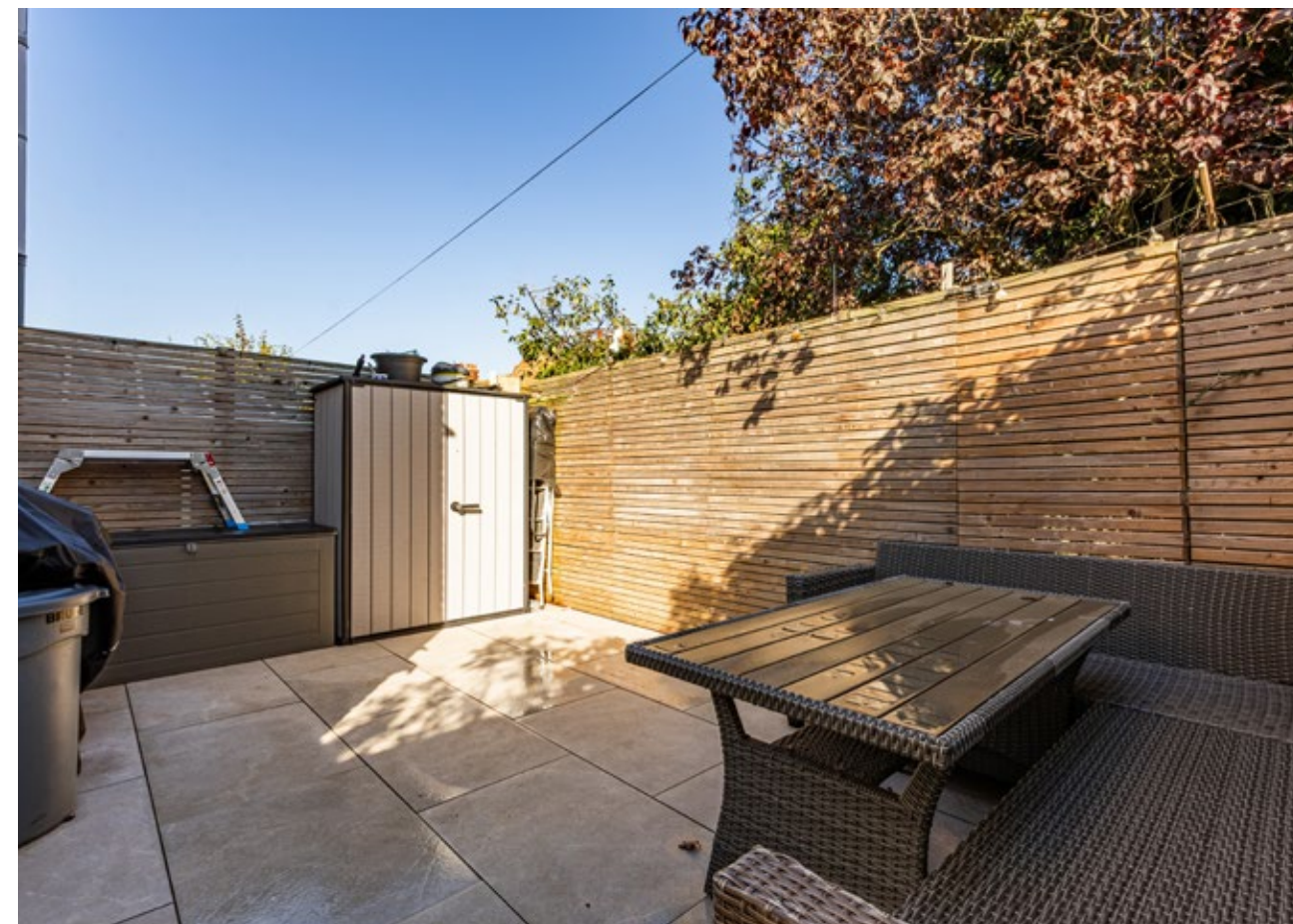
Our favourite spot is the large kitchen and dining space, which is perfect for entertaining family and friends and is the heart of the home.





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



"We love being within easy reach of the beach and coast, with the town just a short walk away and such friendly neighbours."



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 2464-3004-6207-2129-9200

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: ///rails.reply.boardroom

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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