

SOWERBYS

Norfolk Property Specialists



9 Church Street

Hunstanton, Norfolk, PE36 5HA

Asking Price Of £495,000



Viewing by appointment with our

Hunstanton Office 01485 533666 or hunstanton@sowerbys.com



9 CHURCH STREET

With extensive accommodation arranged over three floors, this period property is ideal for family occupation or for those looking to operate a bed and breakfast business. Located along Church Street in the centre of the town, the house is very convenient for local amenities and the seafront. It was previously run as a guest house by the present owners for many years, the three first floor bedrooms within the main house each having en-suite facilities. On the second floor is a fourth bedroom and additional bathroom.

About seven years ago, the house was extended with the addition of a laundry/utility room which contains the gas-fired central heating boiler and an additional building was added across the 'courtyard-style' garden which houses two excellent en-suite double bedrooms. These were designed to accommodate anyone with limited mobility and if used as a guest house, means that there are five en-suite rooms in total. Alternatively, the house could be occupied as a private residence with the two 'outside' rooms being let to provide an income. There is pedestrian access into the rear garden area via a side entrance gate and to the front of the house is parking space for a small car.



KEY FEATURES

- Business Income Potential
- Five Bedrooms with En-Suite Facilities
- Fantastic Coastal Location
- Close to Amenities
- Off Road Parking
- Versatile Three Storey Accommodation
- Large Utility Room
- Within Walking Distance of Sea Front







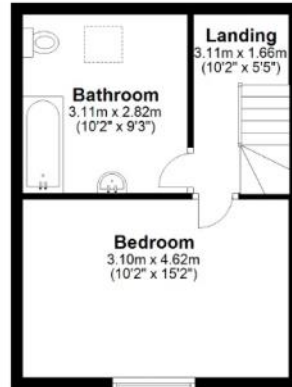
First Floor

Approx. 56.5 sq. metres (607.8 sq. feet)



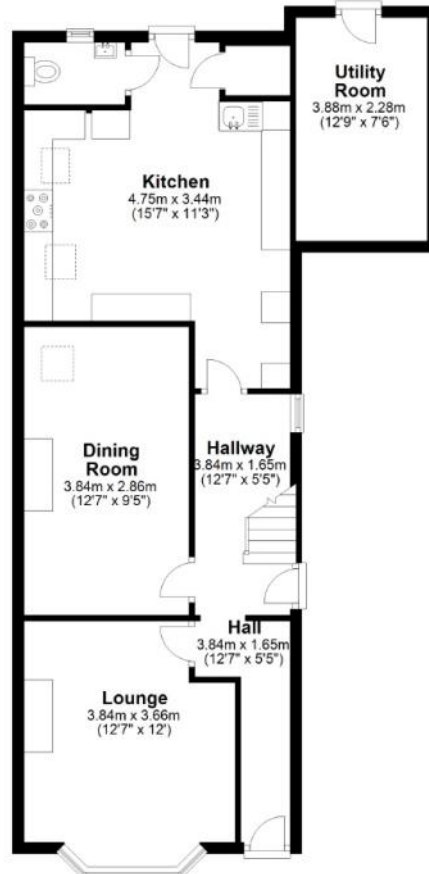
Top Floor Roof Rooms

Approx. 29.0 sq. metres (311.9 sq. feet)



Ground Floor

Approx. 70.1 sq. metres (754.1 sq. feet)



Total area: approx. 155.5 sq. metres (1673.8 sq. feet)

HUNSTANTON

Who wouldn't want a place by the sea? Hunstanton is a traditional, unspoilt coastal town, the perfect spot to enjoy a walk on the beach and a tasty fish and chip supper, but for those lucky enough to call it home, this Victorian gem has so much more to offer.

The Golden Lion Hotel, built shortly after the railway rolled into town, still stands at the top of the green overlooking the sea, and its carrstone façade is a landmark, along with Hunstanton's famous stripy cliffs. Facing west across The Wash, 'sunny Hunny' as the locals fondly call it, is famous for its incredible sunsets and in the summer months it's customary to head to the green, beach or one of the Victorian squares to watch the daylight slowly fade.

Two of the supermarket stalwarts, Tesco and Sainsbury are in town, with a Lidl just five minutes away on the A149 at Heacham, but a fantastic local greengrocer and award winning deli are the place to stock up on brilliant ingredients and tasty treats from artisan makers. Naturally as a holiday destination, there are plenty of places to start the day with a full English, treat yourself to a traditional afternoon tea at Berni Beans, or unwind at wine bar Chives. With a renewed sense of vigour in recent years, Hunstanton is a place that attracts young families, professionals and entrepreneurs alike, along with those looking to enjoy their golden years and life at a slower pace. Find out why this is the perfect spot to discover your coastal bolthole.

SERVICES CONNECTED

Mains water, electricity, drainage and gas central heating.

COUNCIL TAX

Band A - Although property is in council tax band A, this is only for the residential part when it was used as a B&B and owners also paid business rates. If used as a residence only, will need to be re-assessed.

ENERGY EFFICIENCY RATING

E. Ref:- 2213-2511-1374-5154-4225

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.

**Viewing by appointment with our Hunstanton Office:
54 Westgate, Hunstanton, Norfolk, PE36 5EL
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