



THE STORY OF  
**8 York Avenue**

*Hunstanton, Norfolk*

**SOWERBYS**



THE STORY OF

# 8 York Avenue

Hunstanton, Norfolk  
PE36 6BU



Traditional Family Home

Wealth of Characterful Features

Ample Reception Space

Six Bedrooms

Three Bathrooms

Excellent Decorative Order

Tranquil Rear Garden

Garage and Driveway

Sought After Area



**SOWERBYS HUNSTANTON OFFICE**

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“Abundant period features and the grandeur of a bygone era...”

Strolling through the leafy avenues of Hunstanton you can't help but notice 8 York Avenue and its grandeur of a bygone era. With its quiet and peaceful location it's hard to believe you are only a few minutes walk from both the town centre and sea front.

The beautiful stained glass doors and windows hint at the standard of finish that can be found inside, from the light

and airy entrance hall which feels both tranquil and welcoming to the large sitting room with traditional features and the formal dining room which has been the happy setting for many family gatherings. The modern kitchen is a lovely contrast to the wealth of traditional features the property retains. Practical elements complete the ground floor: a good size boot room utility and the essential cloakroom.





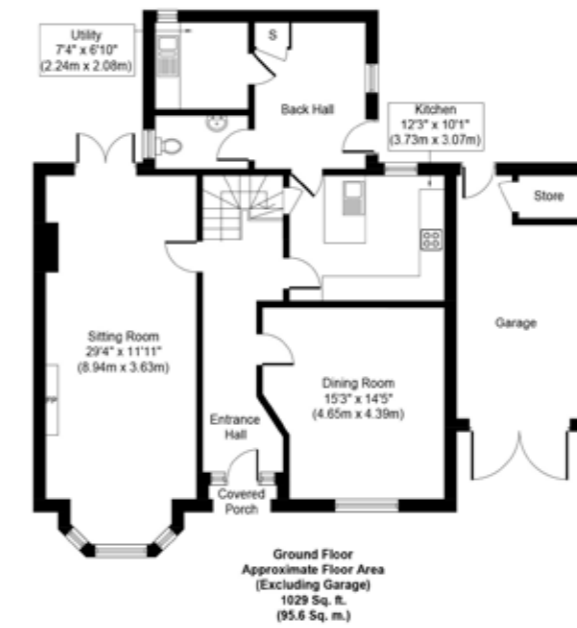
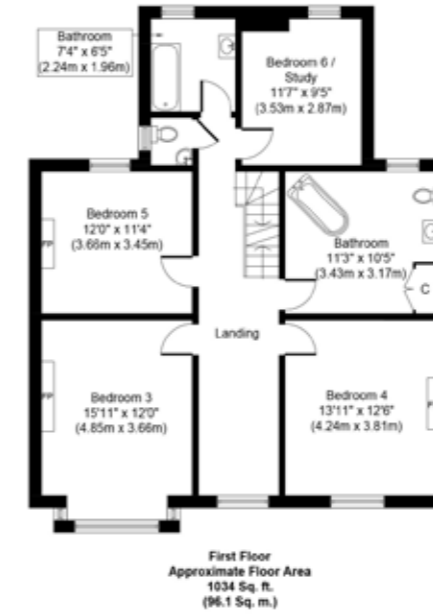
The first floor landing offers a peaceful seating area to enjoy a morning coffee and watch the world go by whilst contemplating the day ahead. With the option of six bedrooms and three bathrooms over the two upper floors, versatility is key with the vendor using one of the bedrooms as an office.

“...it’s easy to while away an hour with a luxurious soak in the freestanding bathtub.”





“...a choice of seating areas means there’s always a sunny spot to be enjoyed.”



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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ALL THE REASONS

# Hunstanton

IS THE PLACE TO CALL HOME



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.

Established in 1846 by Henry Le Strange as a bathing resort designed in a Victorian Gothic style, the esteemed townsman wisely led the development of a railway from King's Lynn to enable day-trippers to reach the 'new town' – a canny investment as the route was later to become the most profitable in the country.

Holidaymakers still Mecca to Hunstanton, many staying at Searles Leisure Resort which opened as a caravan park in 1936. Wile away an afternoon on the water with a boat trip on its Wash Monster, ride the carousel at the fairground or keep it traditional and feed the penny slots at the arcades. The town's Princess Theatre, renamed in the 80s in honour of Lady Diana Spencer, features a year-round programme of live performances, film screenings plus a seasonal panto. Golfers of all ages can try their hand with a mini golf course and pitch & putt on the cliff-top, plus a renowned Links course in neighbouring Old Hunstanton.

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.

Impressive Victorian and Edwardian properties line the squares and surrounding streets, which have been added to over the years with more contemporary homes, apartments and supported accommodation for later life living. With a primary and secondary school, Smithdon High, which is a Grade II listed building, plus a co-educational prep school, Glebe House School, there is an excellent choice of education within the town. Other amenities include a GP surgery and Post Office, plus a leisure pool and gym at The Oasis, which overlooks the sea – grab an early morning workout and watch the skyline come to life.

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.



“Sitting in the private rear garden with its array of mature plants and shrubs you feel a million miles away from the bustling town centre.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref:- 9078-3016-0205-1502-2204

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

Leasehold.

# SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL