



# 63 Victoria Avenue

*Hunstanton, Norfolk*

**SOWERBYS**



- 
- Semi-Detached Home
- Victorian Property
- Fireplaces, Original Doors and High Ceilings
- Four Bedrooms
- Kitchen/Breakfast Room
- Garage and Off Road Parking
- Private Rear Garden
- Walking Distance to Amenities
- Close to the Beach
- Renovation Project Opportunity
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## 63 Victoria Avenue

Hunstanton, Norfolk  
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The faint sound of seagulls in the distance, the sea breeze rustling through your hair and the quiet, peaceful streets; all these things are noticed as you stroll down Victoria Avenue where you will find number 63.

Sitting within an attractive row of similar period dwellings, the property commands a prime position in the heart of the historic, Victorian seaside town of Hunstanton. Showcasing classic Victorian architecture, a wealth of internal period features such as high ceilings, fireplaces and original doors and positioned just 150 metres from the vibrant High Street of Hunstanton, means that this property provides the perfect Norfolk retreat or family home.

With deceptively spacious

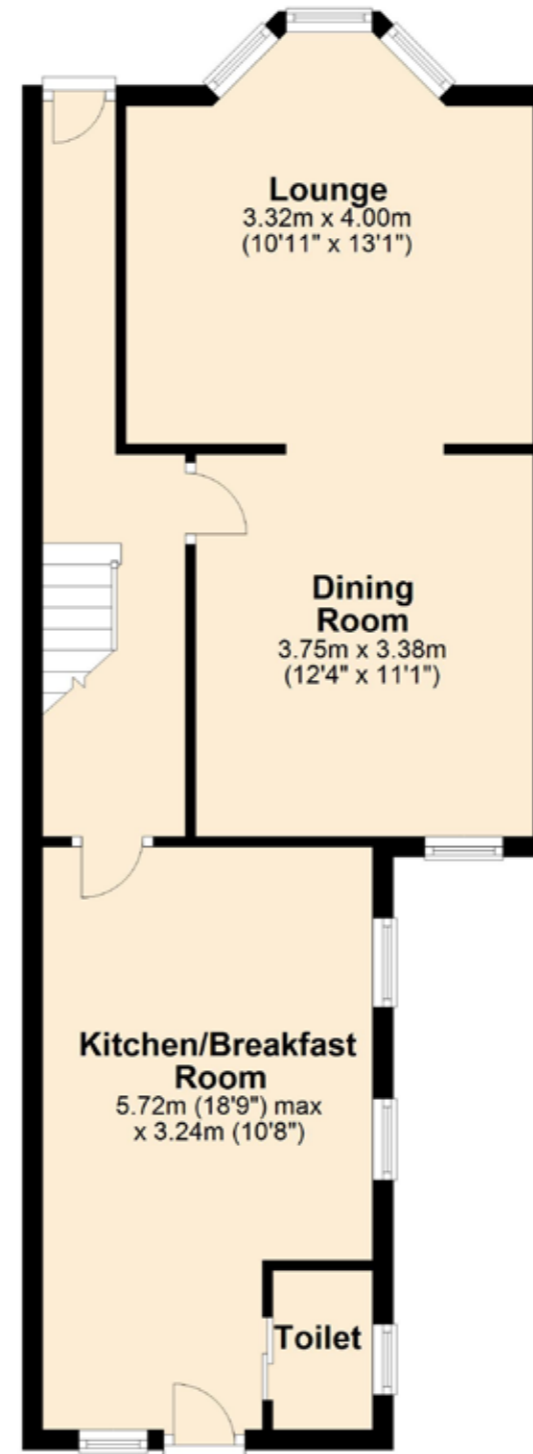
accommodation and great potential for further enhancement, this prime property offers a large lounge/diner leading to a kitchen/breakfast room and downstairs WC. Four bedrooms are housed on the first floor, served by the family bathroom and separate WC.

Outside the property has the added benefit of having off road parking and a garage, both of which are important in today's modern life. The rear garden is mainly laid to lawn with mature shrubs and trees for privacy.

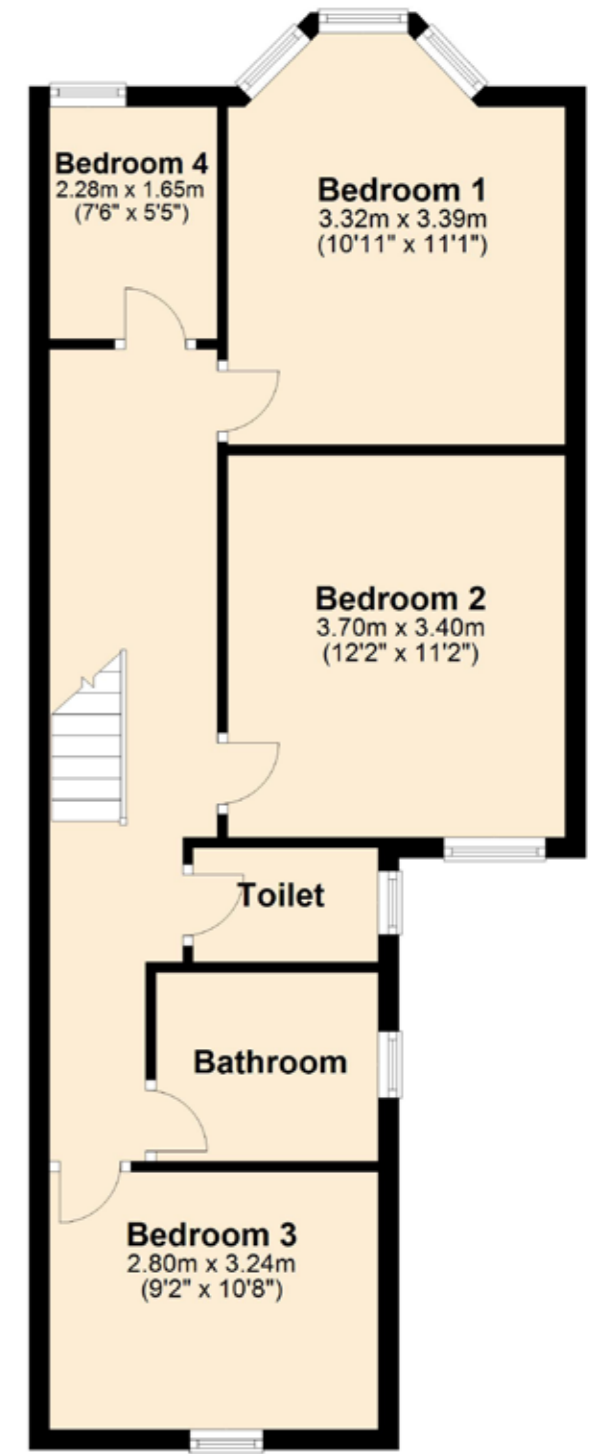
63 Victoria Avenue offers the rare chance to put your own stamp on a property to either settle down in or enjoy as a holiday home, either way creating fantastic memories by the Norfolk Coast.



Ground Floor



First Floor



All Sizes Are Approximates Only  
Plan produced using PlanUp.

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.

*Note from the Vendor*



Hunstanton Beach

“The beach is fantastic for walking the dog on a summers evening.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, drainage and gas central heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

E. Ref:- 2471-2574-1137-2116-8111

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.

# SOWERBYS



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