



THE STORY OF

20a Austin Street

Hunstanton, Norfolk

SOWERBYS

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20a Austin Street

Hunstanton, Norfolk,
PE36 6AL

Ground Floor Apartment

One Bedroom

Fully Refurbished

Light and Airy Sitting Room

Shower Room

Successful Holiday Let

Ideal for Retiree or Couple

Close to Town Centre and Beach

Private Garden

Driveway

SOWERBYS HUNSTANTON OFFICE

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“A great second home and a successful holiday let.”

Strolling through the streets of Hunstanton, taking in the fine architecture, 20a Austin Street stands out from the crowd. With its columned entrance and balustrade its easy to see why people wonder what lies within.

Benefiting from its own private entrance, as well as a communal entrance, 20a offers the privacy not often found with apartments. This ground floor apartment has been fully refurbished and is in excellent decorative order. The spacious sitting room has windows overlooking the garden area, and with high ceilings and a modern finish its easy to see why this room has been a favourite for visitors.

The modern kitchen/breakfast room is finished to a lovely standard, making cooking all that bit more enjoyable.

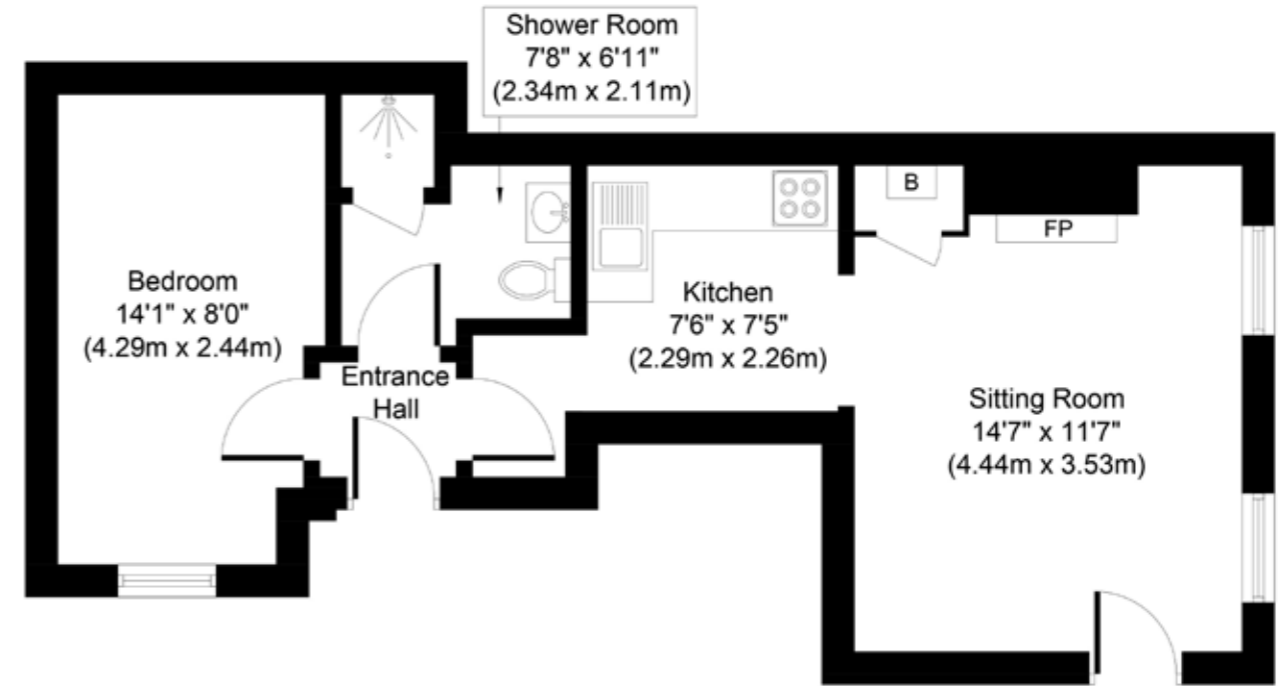
The principal bedroom again is finished to a high standard, with a beautiful fitted shower room next door.

To the front of the property is a small private garden perfect for enjoying a glass of wine in the evening.

20a Austin Street makes for the perfect holiday home and has been a successful holiday let for the current owners, with the added bonus of having a driveway for a small vehicle







Approximate Floor Area
419 Sq. ft.
(38.9 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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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



Old Hunstanton Beach

“The beach at Old Husntanton is one of our favourite places to visit.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, drainage and gas central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 8178-7923-5270-0861-3902

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.

Length: 999 years from 1998.

Maintenance charge of £500 per annum and approximately £175 per annum for buildings insurance.

SOWERBYS



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