



THE STORY OF

Ambleside

Hunstanton, Norfolk

SOWERBYS

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Ambleside

50 Victoria Avenue,
Hunstanton, PE36 6BX

- Substantial Six Bedroom House
- Three En-Suites and Two Bathrooms
- Two Reception Rooms
- Conservatory
- Utility Room
- Garage
- Low Maintenance Garden

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“It has been lovely having the space for multi-generational living.”

Strolling through the Avenues end of Hunstanton and you chance upon Number 50, a striking Victorian house just minutes from the town centre and the sea front.

From its large sitting room, the focal point of many family gatherings, and the formal dining room, a must at Christmas for family and friends, you get a sense of grandeur and space, which only houses of this type can offer. With a modern kitchen backing onto the rear garden, and a downstairs bedroom with an en-suite and doors into a conservatory, this is the perfect area to use as an annexe.

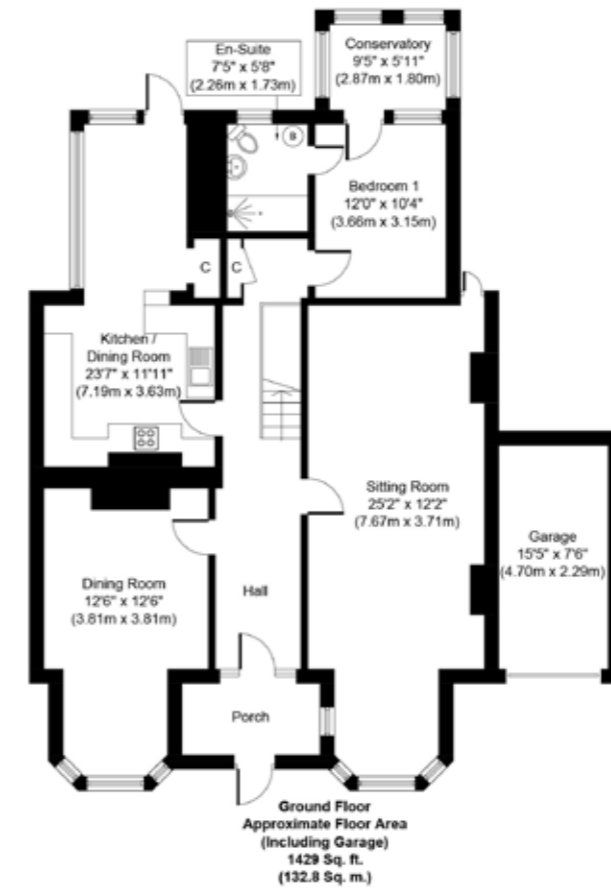
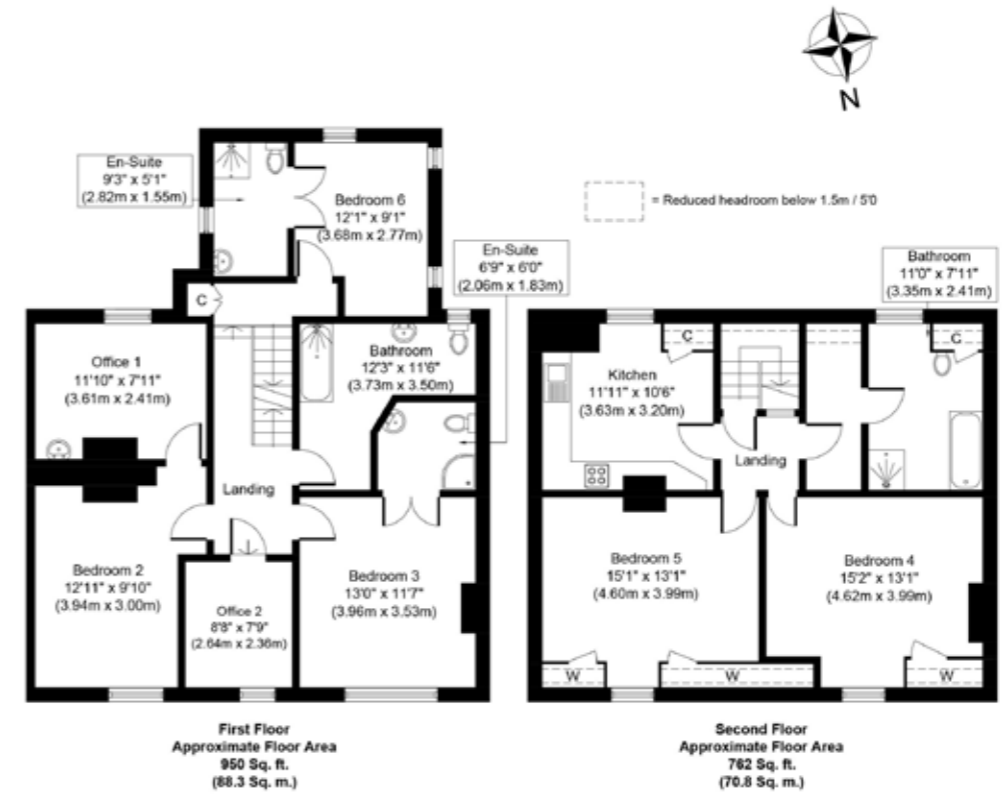
On the first floor there are three further bedrooms, two with en-suites, a hobby/office room and a further office, a must with the change of working from home. Finishing off this floor is a family bathroom.

The second floor is what sets this property apart from the rest, having two further bedrooms, family bathroom and a kitchen, making this a perfect bedsit for older children or friends alike.

To the front is a driveway, garage, and low maintenance, enclosed rear garden with a large selection of mature plants, shrubs and trees.







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.



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



Ambleside

“It has been amazing to relax and make new friends, enjoying the slower pace of life.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 9328-3020-5201-3052-2200

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.

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