



THE STORY OF

18 Avocet Avenue

Hunstanton, Norfolk

SOWERBYS

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18 Avocet Avenue

Hunstanton, Norfolk
PE36 5PX

Well-Presented Bungalow

Two Bedrooms

Sitting Room

Kitchen/Breakfast Room

Low Maintenance Garden

Two Parking Spaces

Beautifully Finished

SOWERBYS HUNSTANTON OFFICE

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“This attractive bungalow has been affectionately loved by the current owner.”

So many people fall in love with Hunstanton. With its gorgeous beach, famous striped cliffs and its assortment of fantastic fish and chips – this Victorian town is so many people’s dream place to live, holiday in or retire at. At 18 Avocet Avenue, one person’s dream could become your coastal reality.

This home is situated in a quiet spot within the town, with no passing traffic it’s a home where you can unwind, relax and take things slower – if you so desire.

This attractive bungalow has been affectionately loved by the current owner and has been kept in excellent order, a home just waiting for its next deserving custodians.

Understand fully why locally this town is known as “Sunny Hunny” as you unwind in the sitting room which is bathed in natural light. In warmer months, open the doors which lead out to the rear garden and enjoy the weather and clear blue seaside skies.



The hub of this home, like so many, is the kitchen/breakfast room. The room is beautifully finished and the light wood effect units make this another space which feels bright and calming – especially handy for those who might find cooking stressful.

“It is a home you can move straight into.”

At the front of the home are the two bedrooms. The second one has a handy-built in wardrobe but could double-up as a home office or study, should needs require it. Both bedrooms share the modern family bathroom with its bath and over-the-bath shower.

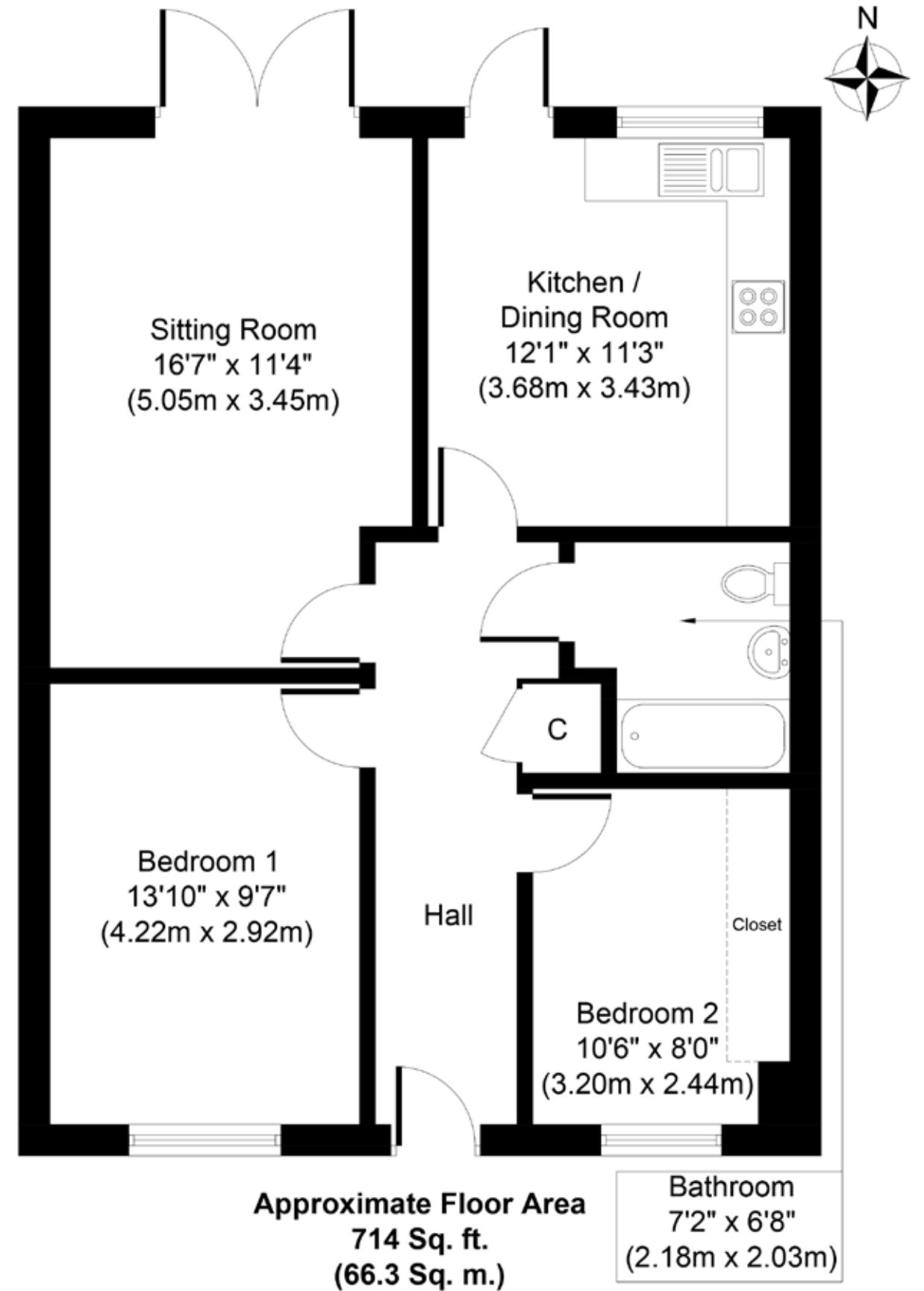




Both the front and rear gardens are of low maintenance, meaning you can enjoy the outdoors without having to worry too much about it. The home has its own dedicated parking, a great commodity in this popular town.

“The low-maintenance, landscaped rear garden is a lovely space to enjoy.”

Whether you are looking for a retirement home by the sea, a bungalow close to the sea air or an ideal retreat from any of life's stresses – 18 Avocet Avenue could be the perfect home for you.



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 Sowerbys



Aerial View of Hunstanton

“It has been great for our vendor to have the seafront and beach at Hunstanton only a few minutes away.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 5100-7866-0132-1025-3793

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.

LOCATION

What3words: ///reporters.track.laugh

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SOWERBYS



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