



THE STORY OF
6 Victoria Avenue
Hunstanton, Norfolk

SOWERBYS

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6 Victoria Avenue

Hunstanton, Norfolk
PE36 6BX

- Two Bedroom Terrace House
- Character Features
- Close Approximately to Beach
- Large Lounge Diner
- Utility and Sun Room
- Low Maintenance Garden
- Good Decorative Order

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“The garden is a sunny spot,
but we have loved relaxing
in the lounge with the fire on.”

When you're walking through Hunstanton, with its Victorian architecture and picturesque buildings, 'The Avenues' encapsulates the wonder of this town and is one of its most desirable locations.

With 6 Victoria Avenue, it is the perfect blend of a modern interior with character design. The history of this town is so important within the community, so the work by the current owners to keep the Victoria-era charm is a lovely touch. Features such as original fireplaces, along with the wooden flooring, retain a genuine appeal but also sees the home being looked after and in an excellent decorative order throughout.

The importance of family time and togetherness is part of this home's storied history. The property has been used as a second home for many years and has given our vendors much quality time together and it's easy to see why. When sandy beaches, convenient local stores and some fantastic fish and chips are on your doorstep, along with easy access to the rest of Norfolk's sublime coast, whiling away days and weeks here are a pure joy.

This is a light and airy home. The lounge, with its feature brick fireplace, being knocked through to a dining room really emphasises that feel. The galley kitchen, handy utility - with modern boiler, and sun room complete the wonderful downstairs aesthetic.



“Family holidays here have been so special. This home has given us the opportunity for quality time together.”



The period charm continues upstairs. Both bedrooms are doubles and have feature fireplaces, really giving the rooms a special feel and the ideal mantle for souvenirs and treasures from days at the coast. The bedrooms are spacious and the second bedroom has useful built-in wardrobes. These both share the family bathroom and separate WC.

Our vendors have enjoy sunny days in the small courtyard garden of this home. The patio area faces south and makes it a perfect spot to sit in and enjoy the summer months with friends or family.

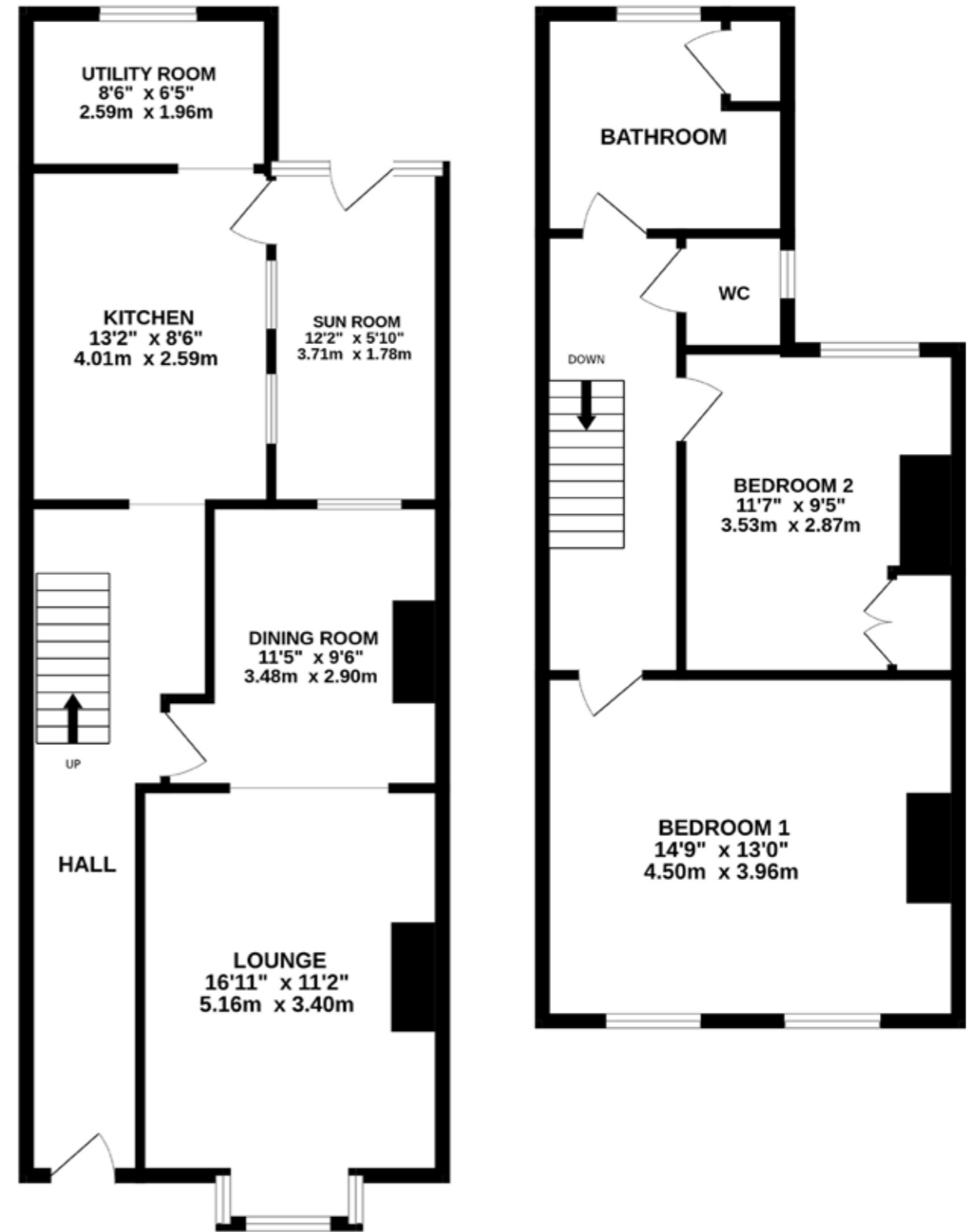
A home ready to move into, in the heart of this Victorian town, waiting for its next custodians to enjoy and discover the very best of the North Norfolk coast.





GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.

1ST FLOOR
539 sq.ft. (50.0 sq.m.) approx.



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



Whether you decide to walk to Hunstanton beach, or Old Hunstanton beach, pictured, they are both glorious spots on the Norfolk coast.

“The beaches are spectacular.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 8945-7729-2020-5335-8996

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

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