



THE STORY OF

2 Andrews Place

Hunstanton, Norfolk

SOWERBYS

S

THE STORY OF

2 Andrews Place

Hunstanton, Norfolk
PE36 5PD

Three Bedroom Detached Bungalow

Short Stroll to the Beach

Off-Street Parking and Garage

Lovely Sea Views

Kitchen/Breakfast Room

Modern Shower Room

Good Decorative Order

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



“When I moved here, all my neighbours were so welcoming when I arrived. We’re varied in age, but it makes life interesting.”

Coastal living feels so enjoyable and effortless at 2 Andrews Place. This charming single-story property, lovingly maintained by its current owner, boasts breathtaking sea views from multiple rooms and is located just a short stroll from Hunstanton’s town centre and seafront.

Inside, this home is a delightful blend of light-filled, spacious rooms which exude a relaxed feeling. The front porch is the perfect place to leave your sandy beach gear and muddy boots before stepping into the inviting hallway.

The lounge is generously proportioned and boasts triple aspect windows which let in the natural light and stunning sea views.

The well-appointed kitchen is equipped with top-of-the-range Bosch appliances and features a convenient breakfast bar.

The bedrooms are roomy and versatile, with the third ideal for using as a home office or hobby room. A low maintenance modern shower room completes the accommodation.





Step outside to discover the delightful outdoor spaces which are the icing on the cake of this coastal home.

The front garden is shingled and low maintenance with a private parking space and single garage with an electric door. The rear garden is a beautiful oasis with a variety of flowers and shrubs and a lush lawn, perfect for soaking up the sun. A garden shed provides storage for tools and equipment, while the patio area is the ideal spot to unwind with a refreshing G&T and enjoy the stunning sea views.



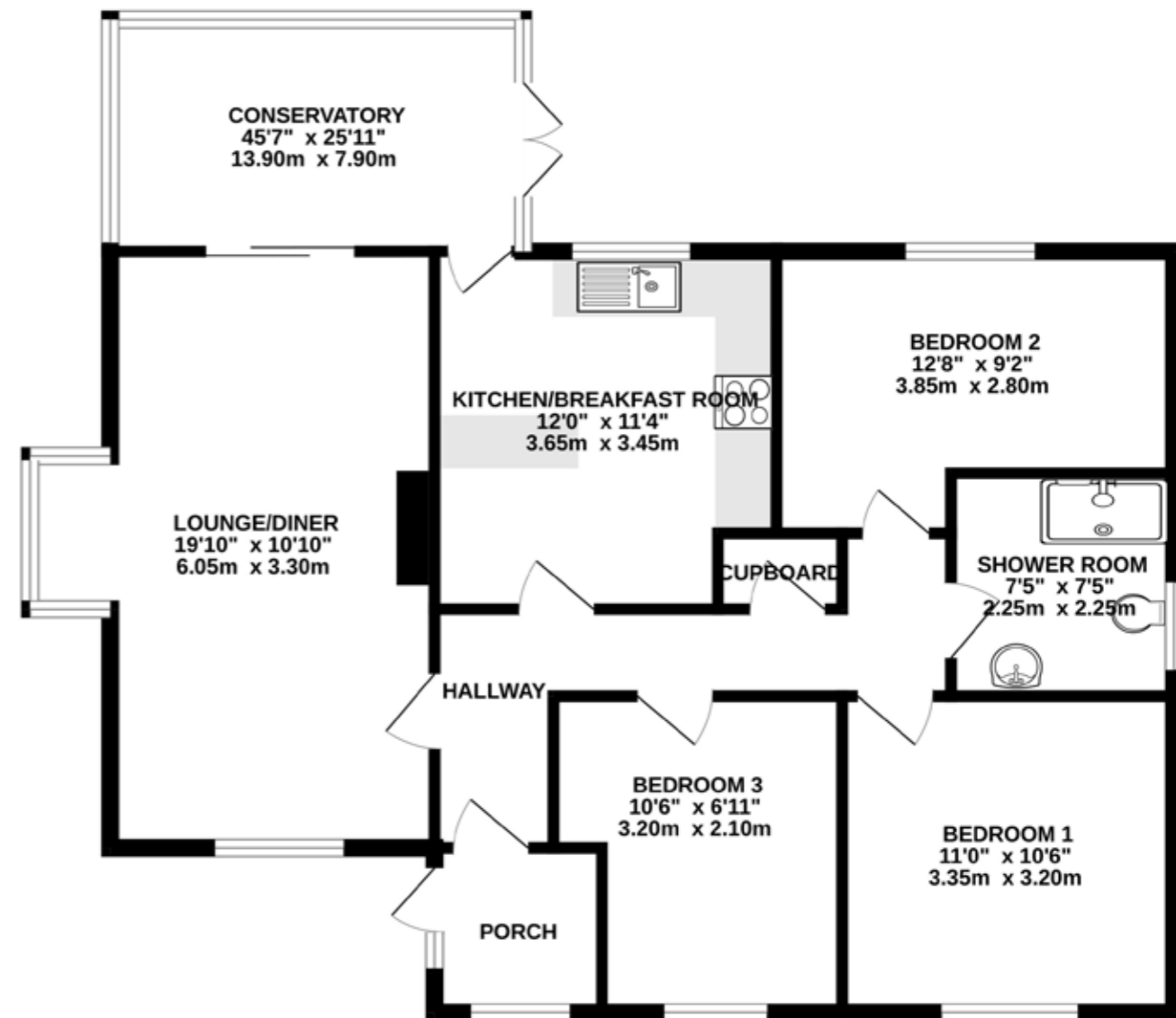
In a prime location, with amenities and the beach close by, 2 Andrews Place is the perfect seaside retreat for those who want to appreciate an easy going coastal lifestyle.





“Looking out of the kitchen in the early morning, I am treated to sunrises. In early evening, I settle with a drink and watch the sun set back over the sea.”

GROUND FLOOR
951 sq.ft. (88.4 sq.m.) approx.



SOWERBYS — a new home is just the beginning

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.

Copyright V360 Ltd 2022 | www.houseviz.com

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



King's Lynn is a short drive away and has many interesting buildings with storied histories. An annual heritage day in the town gives people the chance to see inside them and learn.

“Norfolk has many old buildings which have lots of history to find out, it's a most interesting county.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 8731-7429-2439-9175-3902

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

Freehold.

LOCATION

What3words: ///friends.frightens.straws

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL