



THE STORY OF

# 16 Bernard Crescent

*Hunstanton, Norfolk*

**SOWERBYS**



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# 16 Bernard Crescent

Hunstanton, Norfolk  
PE36 6ER

Detached Bungalow

Three Bedrooms

En-Suite and Separate Family Bathroom

Generous Accommodation

Ample Parking

Garage

Spacious Garden

Popular Location

No Upward Chain

Close to the Seafront

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“Being so close to the sea front help makes this a wonderful location.”

Offering a unique lifestyle, combining the peace and tranquillity of a seaside town with the convenience of modern living, Hunstanton is the perfect place to call home.

At 16 Bernard Crescent, this is a lifestyle on your doorstep. Whether you are looking for a permanent home, weekend getaway, or somewhere to retire - it could be your next ideal residence.

With access to the seaside, you can while away days on the beach, have a dabble in the sea or even thrill-seek with some water sports.





Indulge in the comfort of a cosy sitting room, illuminated by natural light from two angles with its dual aspect windows, and find the perfect ambiance for unwinding in the afternoons and evenings.

The heart of many homes is its kitchen/ breakfast room and here, located at the rear of the property, it offers picturesque views of the rear garden. It's easy to imagine standing in here with a friend, having a catch-up with a cup of tea and spotting wildlife enjoying the greenery of the garden.

This versatile accommodation boasts three bedrooms, where the current owner has creatively re-purposed one as a dining room. The principal bedroom comes with an en-suite shower room, with the rest of the home served by a separate family bathroom.





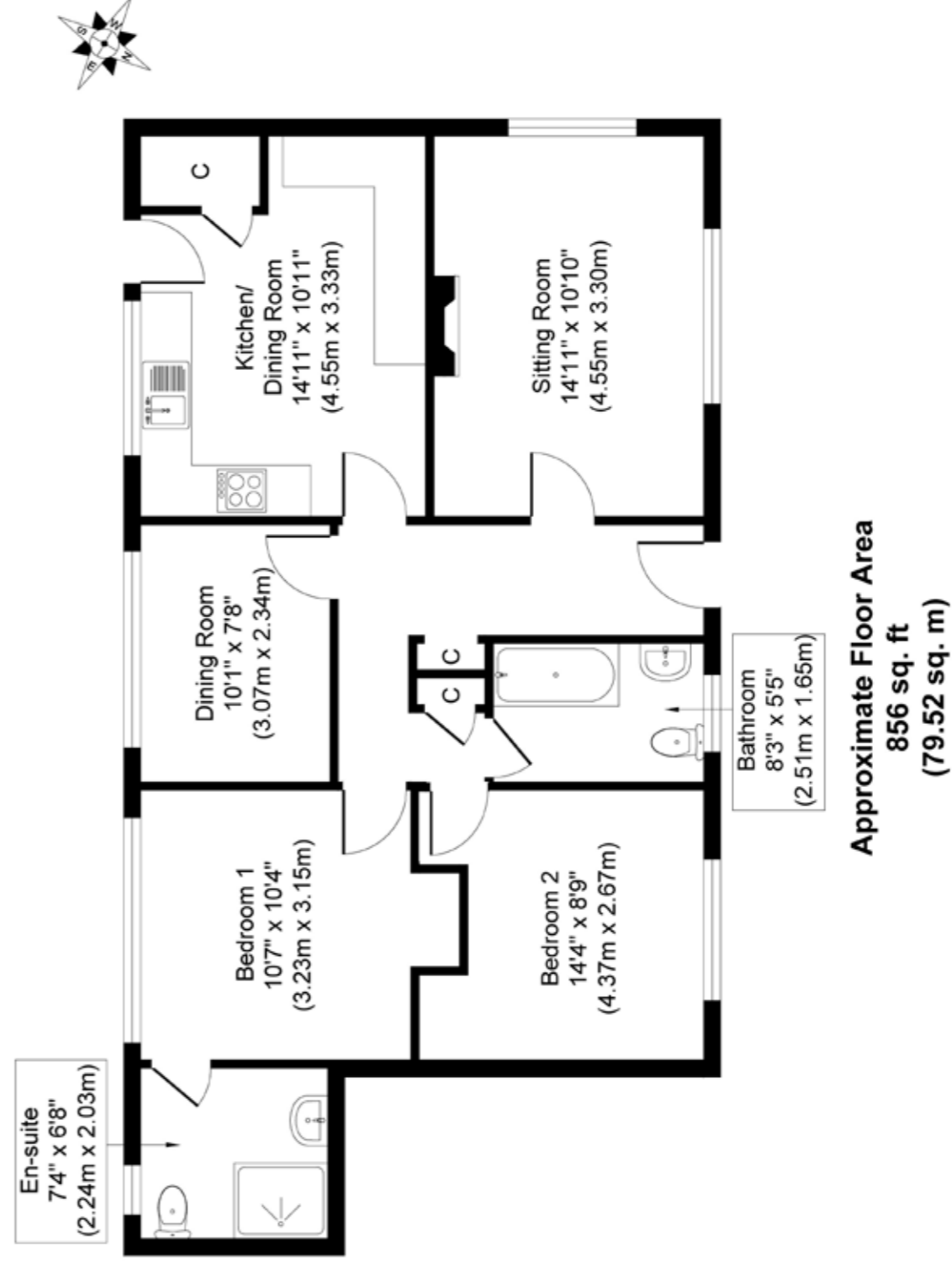


This property boasts a spacious driveway that provides ample parking space and leads to a garage with an up and over door. In addition, the generous rear garden is predominantly laid to lawn, presenting a blank canvas for the next owner to design according to their own tastes and preferences.

Located in a popular part of this town, nearer the lighthouse, 16 Bernard Crescent could be perfect for a family to enjoy, the ideal chance to retire by the coast, or a much-loved home-from-home - gifting seaside breaks as you want and need them...







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



“Grab a bag of chips and walk the promenade as the sun sets, enjoying the stunning views on offer.”

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

D. Ref:- 2328-2026-7204-3855-4994

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: ///stiffly.grills.round

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# SOWERBYS



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