



THE STORY OF

18 Park Road

Hunstanton, Norfolk

SOWERBYS

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Hunstanton, Norfolk
PE36 5BP

Traditional Family Home

Four Bedrooms

Two Reception Rooms

Generous Kitchen/Dining Room

Ground Floor Cloakroom

Family Bathroom

Additional WC

Attractive Garden

Ideal Town/Seafront Location

Excellent Decorative Order

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“This home has offered our clients much space, but a level of peace and quiet despite being in a town centre location.”

Just a short stroll from the popular seafront promenade at Hunstanton, 18 Park Road - with its seaside proximity - offers the perfect weekend retreat or permanent dream home for any growing family.

The property itself boasts an attractive brick and carrstone frontage which gives you a hint of the character that awaits inside. As you enter, you'll be welcomed by a spacious hallway that leads into a large living/dining room

with a beautiful bay window which floods the room with natural light. This room boasts traditional features such as attractive coving, picture rails, and a working chimney - with it being lined and refurbished in 2018. There's also plenty of space, with the dining area having bespoke fitted cupboards, it's a well-sized space for a formal dining table, and the perfect room to entertain your guests. Letting the outside in, doors lead out to the patio meaning that in the summer months you can extend your social space.



The hub of any home is so often the kitchen/dining room, and the one here won't disappoint. It's a large and modern space with ample room for a table; along with having AEG appliances, a double oven and an integrated dishwasher. This has been our client's favourite family spot to sit in, and entertain friends and family.



An archway leads you into another the garden room, providing even the largest of families with plenty of room to breathe. Completing the ground floor is a cloakroom, a lovely touch which is so often missing in older houses.

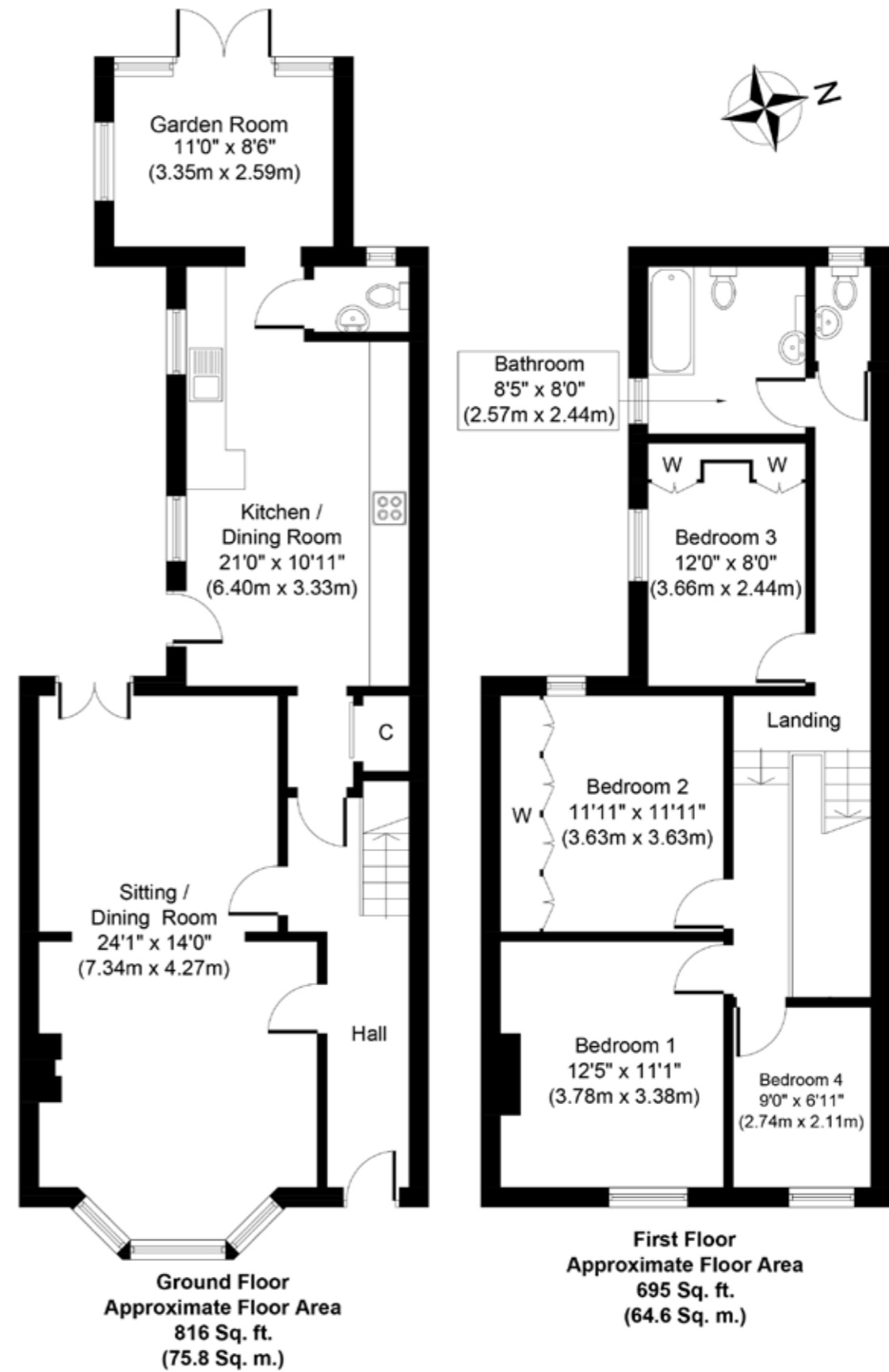


The feeling of space continues on the first floor with a principal bedroom to the front and two further doubles, both with wardrobes. There is also a fourth bedroom, which could be used as an office. A good-sized family bathroom has a modern suite, and next door is another WC, perfect once more for larger families.

One of the best things about this property is the ample outdoor space. In addition to an attractive patio area straight off the dining room and kitchen, there is a lawn with mature plants and shrubs - and even room for a greenhouse and garden shed.

18 Park Road is a rare gem in town. It's not just in excellent decorative order, but also offers all the space you need both inside and out.





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



Old Hunstanton beach offers gorgeous sands and glorious sunsets...

“We have loved walking along the coast, whether it's down to Heacham or up to Old Hunstanton.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

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.verifying.animals

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