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THE STORY OF

# 27a Homefields Road

*Hunstanton, Norfolk*

SOWERBYS

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# 27a Homefields Road

Hunstanton, Norfolk  
PE36 5HL



No Onwards Chain

Four Double Bedrooms

Garage

Low Maintenance Rear Garden

Central Town Location

Glimpses of the Sea

Spacious Kitchen/Dining Area



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“A convenient and spacious home, within close proximity to the best of this seaside town - just waiting for its new owners...”

In the heart of Sunny Hunny, but tucked away from the hustle and bustle of the town, is this stunning three-storey home. Offering the perfect blend of coastal living and convenience, with its close proximity to the beach, seaside and the town's amenities - you can have your perfect home tucked away in one of Norfolk's most renowned towns.

Upon entering the home, you're greeted by hallway which leads you gracefully into spacious rooms. A kitchen/dining

room provides ample room for a table and chairs, helping make this space the perfect place for family and friends to enjoy delicious meals, and create lasting memories.

The lounge, located at the front of the property, boasts a pleasant bay window which allows natural light to flood the room, creating a warm and inviting atmosphere. Completing the ground floor is a convenient downstairs WC, adding to the overall functionality on offer.





Ascend to the first floor and discover two generous double bedrooms, with the principal having its own lovely bay window - just like the lounge below it. Additionally, this room also now boasts a new en-suite, providing a touch of luxury and convenience for its lucky inhabitants. The family bathroom offers its own relaxing retreat with its modern and stylish design.

The second floor presents two more delightful double bedrooms, with the front one offering glimpses of the sparkling sea. This captivating view serves as a constant reminder of the property's proximity to the beach, allowing you to immerse yourself in the coastal lifestyle.

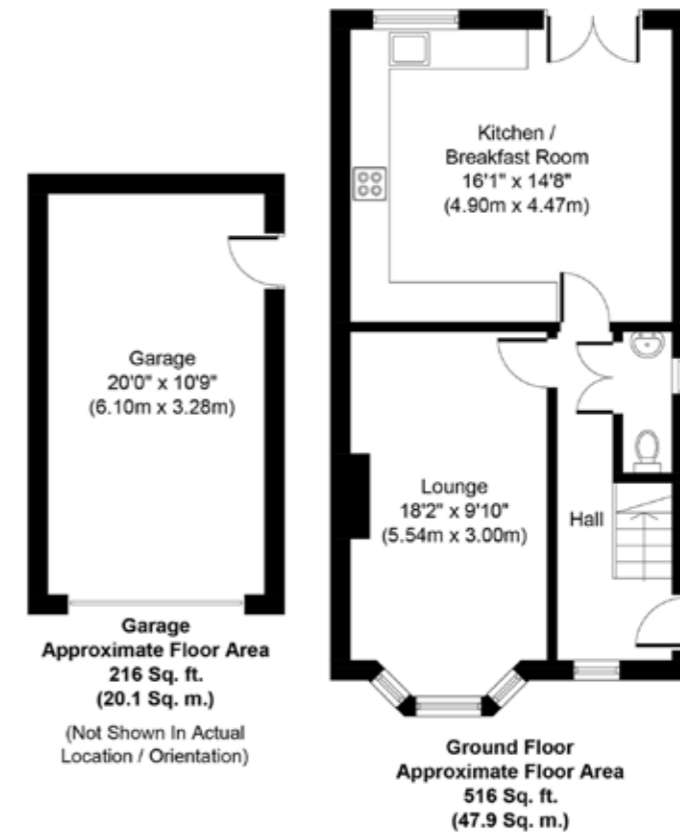
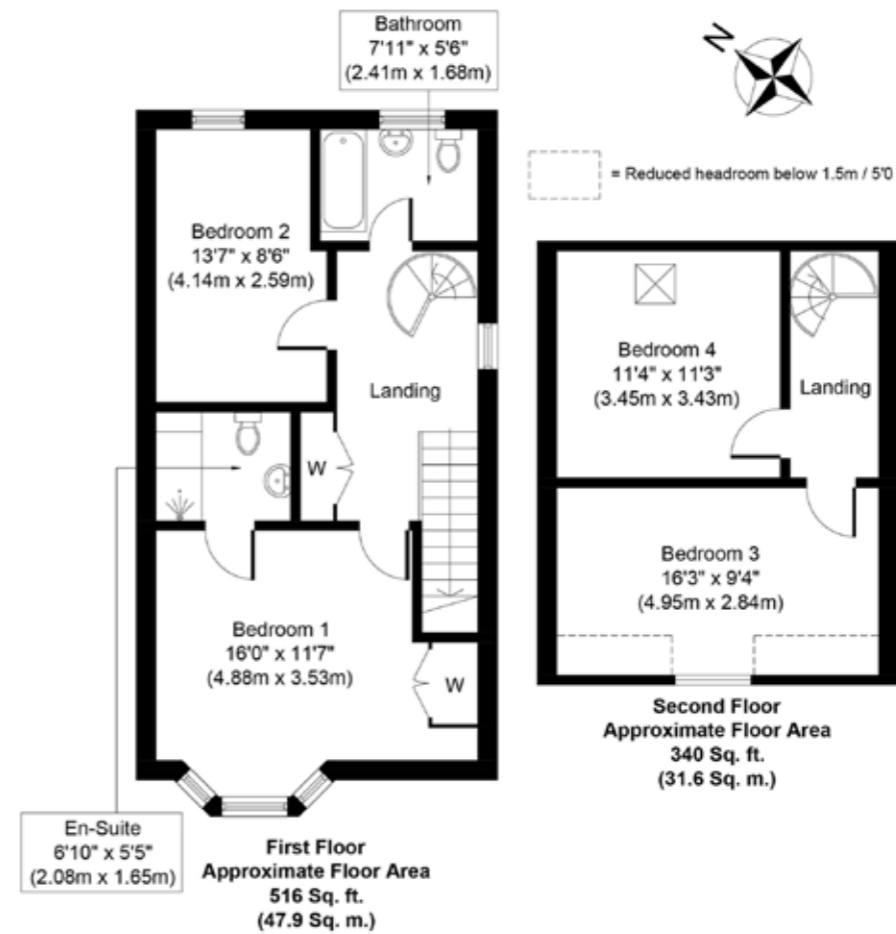




One of the notable advantages of this property is its end-terrace position, which grants an additional small garden to the side. This charming outdoor space features lush grass, vibrant shrubs, and blooming flowers, creating a tranquil spot where you can relax and unwind.

To the rear, a low maintenance south-facing patio garden awaits, providing the perfect setting for outdoor gatherings or basking in the sun. The property also benefits from a single pitched garage, with a side door, offering secure parking and convenient access.

With no onwards chain, it's easy to embrace the best of Hunstanton with the joy of coastal living. Whether you're searching for a family home or a seaside retreat, 27a Homefields Road is an ideal choice just waiting to make cherished memories in years to come.



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



“The garden provides you with the perfect space to soak up the sun.”

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

C. Ref:- 6900-1894-0522-4203-3173

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: ///mediate.cropping.heap

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



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