



THE STORY OF

1 Campbell Close

Hunstanton, Norfolk

SOWERBYS



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1 Campbell Close

Hunstanton, Norfolk
PE36 5PJ

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- Three Bedroom Detached Bungalow
- Internal Garage and Driveway
- En-Suite and Family Bathroom
- Close Proximity to the Town Centre
- Kitchen/Dining Room
- Well Presented Throughout
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With a visually appealing combination of modern construction and the local charm of Carrstone, 1 Campbell Road complements its coastal surroundings.

This well-presented three-bedroom detached bungalow enjoys a prime location in the heart of Hunstanton, making it ideal for convenience, but also enjoying a vibrant seaside town.

As you step inside, you'll be greeted by a light and airy atmosphere, thanks to the well-proportioned rooms.

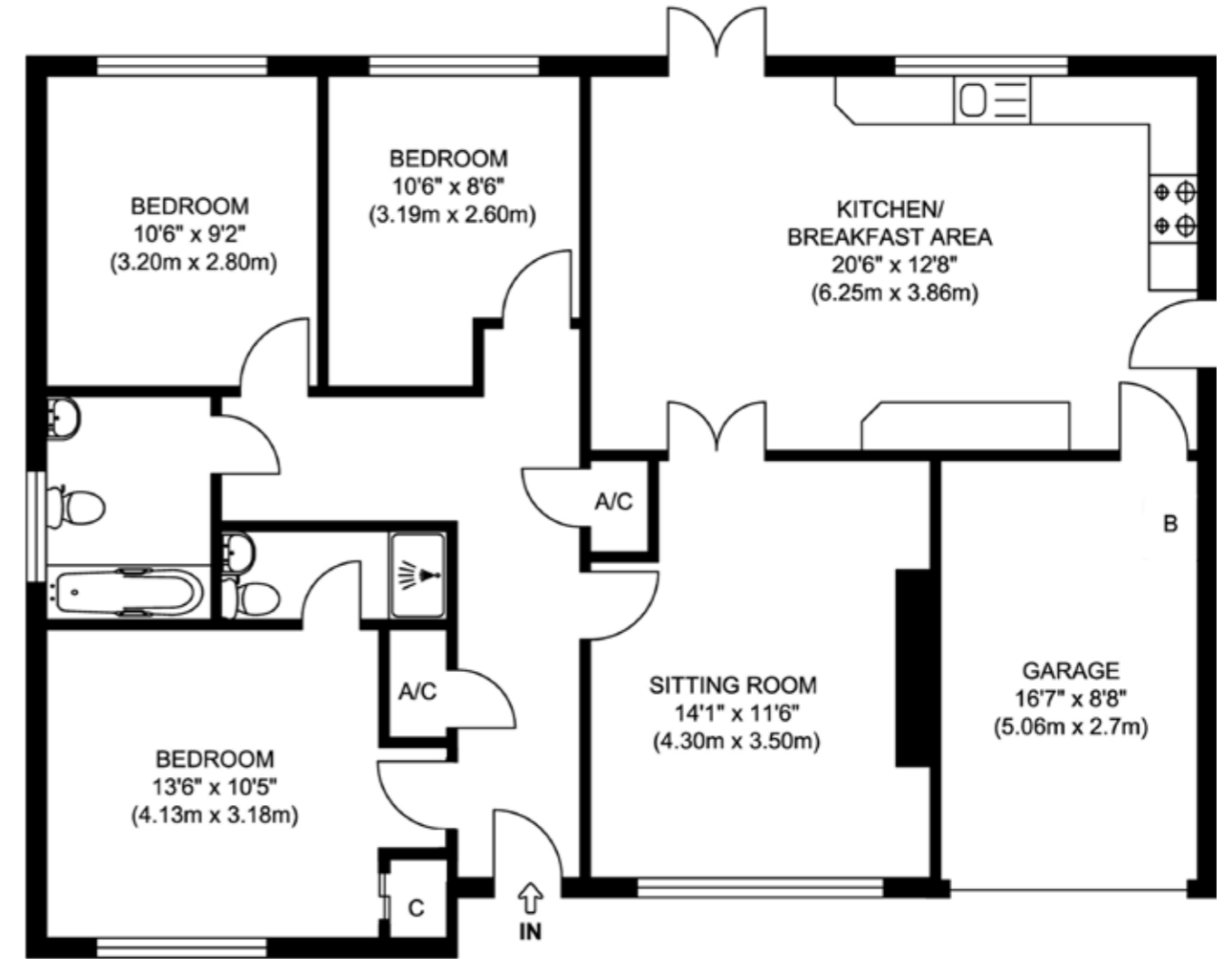
The bungalow features a spacious kitchen/dining room which overlooks the rear garden, and glass double doors connect the kitchen to the lounge, allowing natural light to flood in. All the

bedrooms in the property are doubles, with the principal bedroom benefiting from an en-suite shower room.

At the front of the property, a pleasant brick weave driveway leads to an internal garage, providing convenient parking. Moreover, the garage has a door that connects directly to the kitchen, enhancing ease of access. The rear garden is a delightful space, adorned with colourful flowers and shrubs, and a large patio area - perfect for enjoying the refreshing sea air.

With a seaside lifestyle at your door, 1 Campbell Close is a rare find. Not so often do single-story properties, within walking distance of the town centre and its golden sands, come to market.

SOWERBYS HUNSTANTON OFFICE
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TOTAL APPROX. FLOOR AREA OF HOUSE 1195.54 SQ.FT. (111.07 SQ.M.)

1 Campbell Close, Hunstanton PE36 5P

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 the Vendor



“Our home is located in a friendly, peaceful and quiet area. We've loved having a large garden space.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 4507-1325-0000-1065-1292

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

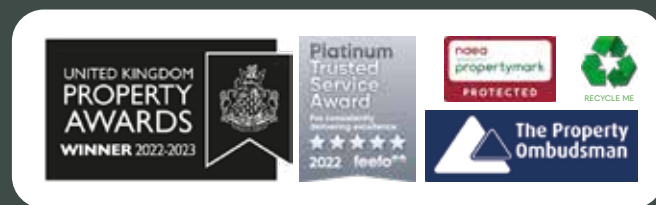
Freehold.

LOCATION

What3words: ///hotspots.electrode.king

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SOWERBYS



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