



THE STORY OF

# 25 Crescent Road

*Hunstanton, Norfolk*

**SOWERBYS**



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# 25 Crescent Road

Hunstanton Norfolk,  
PE36 5BU



Traditional Family Home

Modern Open Plan Layout

High Quality Finish

Large Sitting Room

Modern Kitchen/Dining Room

Three Bedrooms

En-Suite Shower Room

Separate W.C

Low Maintenance Garden

Ideal Location



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“A spacious, modern and peaceful home.”

A lifestyle defined by the beauty of the coast, the invigorating sea air, and an unbridled joy of living minutes from the water's edge...

25 Crescent Road is nestled within an ideal location for enjoying the best of this Victorian town. Originally a traditional family home, this has been transformed into a modern sanctuary with an open plan layout, high-quality finishes, and an abundance of space.

A captivating blend of a traditional frontage, exuding the splendour of a bygone era, and a contemporary interior, reflecting a modern twist, is a pure joy. The large sitting room, finished to the highest standards, provides a wonderful

space for relaxation and quality time with your loved ones. Its airy ambiance and ample natural light make it a perfect retreat after a long day of seaside adventures.

At the heart of the home, you'll find the beautifully finished kitchen and dining area. This spacious and inviting space is the true hub of the home, where family and friends can gather to create lasting memories. With its modern design and seamless integration of high-quality appliances, it effortlessly combines functionality and style. Bi-folding doors open up to the rear garden, creating a harmonious link between indoor and outdoor living - letting in the soothing sounds of the seaside nearby.









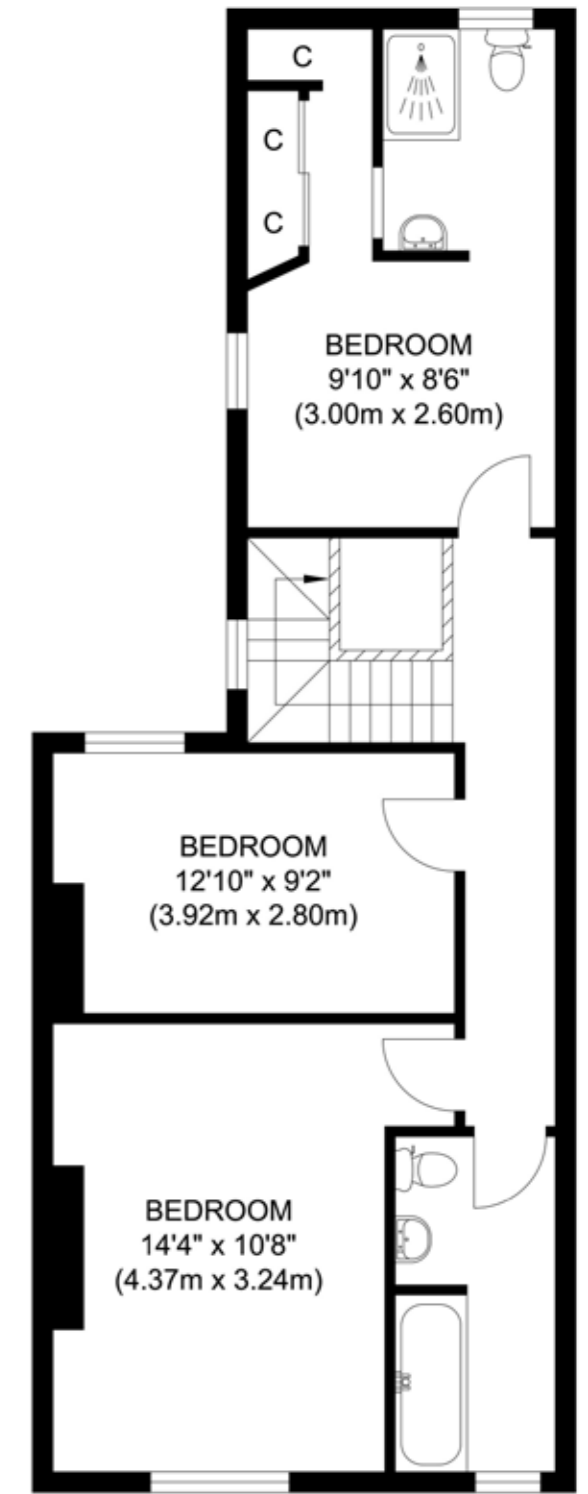
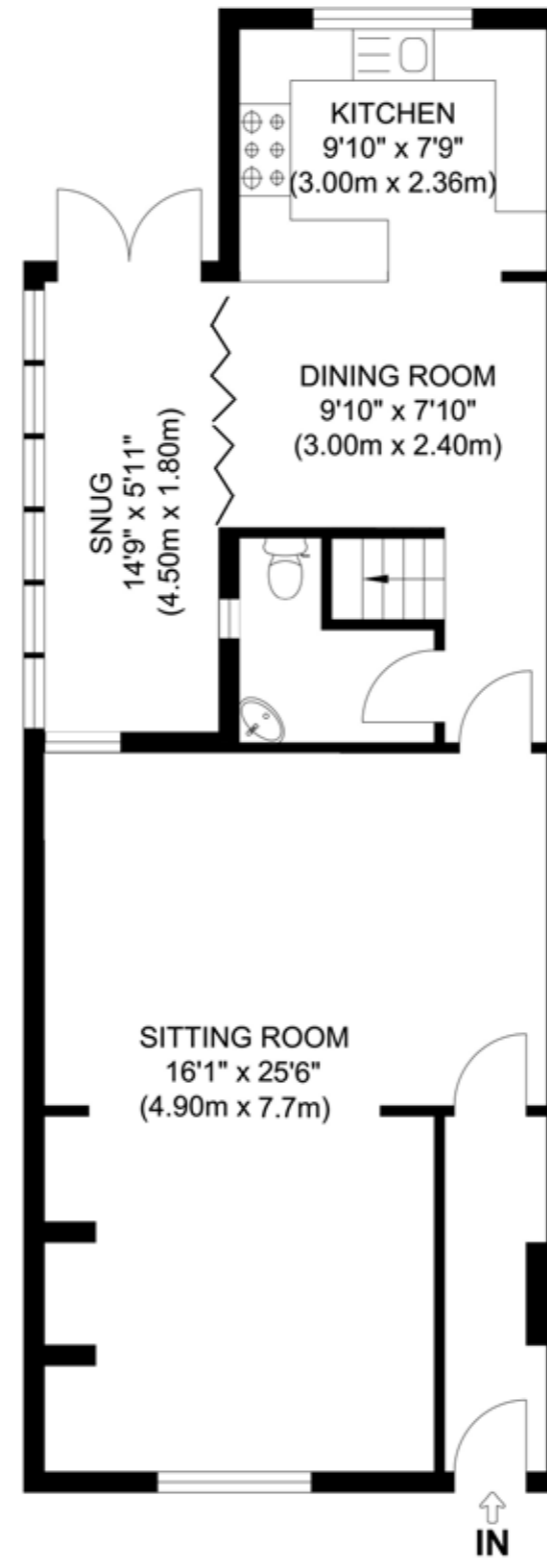
Upstairs, the current owners have re-imagined the layout to offer three beautifully appointed double bedrooms. Each room is a tranquil haven, with the principal room boasting an en-suite shower room, whilst the other two share the family bathroom.

The low maintenance garden, at the rear, is designed to be enjoyed year-round. With a delightful patio, it provides the perfect setting for unwinding with a glass of wine in the evening, while a separate section with artificial grass offers a versatile space for barbecues and socialising with friends.

With the seafront and town centre on your doorstep, 25 Crescent Road combines the allure of coastal living with the comforts of a modern family home. Embrace a lifestyle where seaside walks, fresh sea breezes, and a vibrant community are part of everyday life.







GROUND FLOOR

FIRST FLOOR

TOTAL APPROX. FLOOR AREA 1289.30 SQ.FT. (119.78 SQ.M.)

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 flock 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



“Imagine sitting in the dinning area, doors open, letting in a cool breeze on a summer's evening...”

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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:- 1817-4026-6000-0941-9226

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: ///hedge.dockers.diplomats

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