



THE STORY OF

# 55a North Beach

*Heacham, Norfolk*

SOWERBYS





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# 55a North Beach

Heacham, Norfolk  
PE31 7LJ



Seafront Location

Incredible Views

Two Bedrooms, Plus an Additional One Bedroom Caravan

Good Decorative Order

Ample Parking

Central Heating

UPVC Double Glazing



Sitting on the sun deck, enjoying a glass of wine and listening to the waves crashing, close your eyes and you could believe you're practically anywhere in the world. In actual fact you are just a short walk from the Victorian town centre of Hunstanton, with all the charm and wonder of a bygone era.

On the borderline of Heacham and Hunstanton, sitting directly on the seafront, and just yards from the water's edge, makes this a special location.

The property has a lovely open-plan layout with a lounge to the front making the most of those fantastic views - especially some of the best sunsets anywhere in the UK.

The good-sized kitchen is perfect for hosting family and friends, whilst the addition of a spacious conservatory offers further reception space when hosting larger numbers.

There are two bedrooms with the principal having its own WC, basin, and fitted cupboards.

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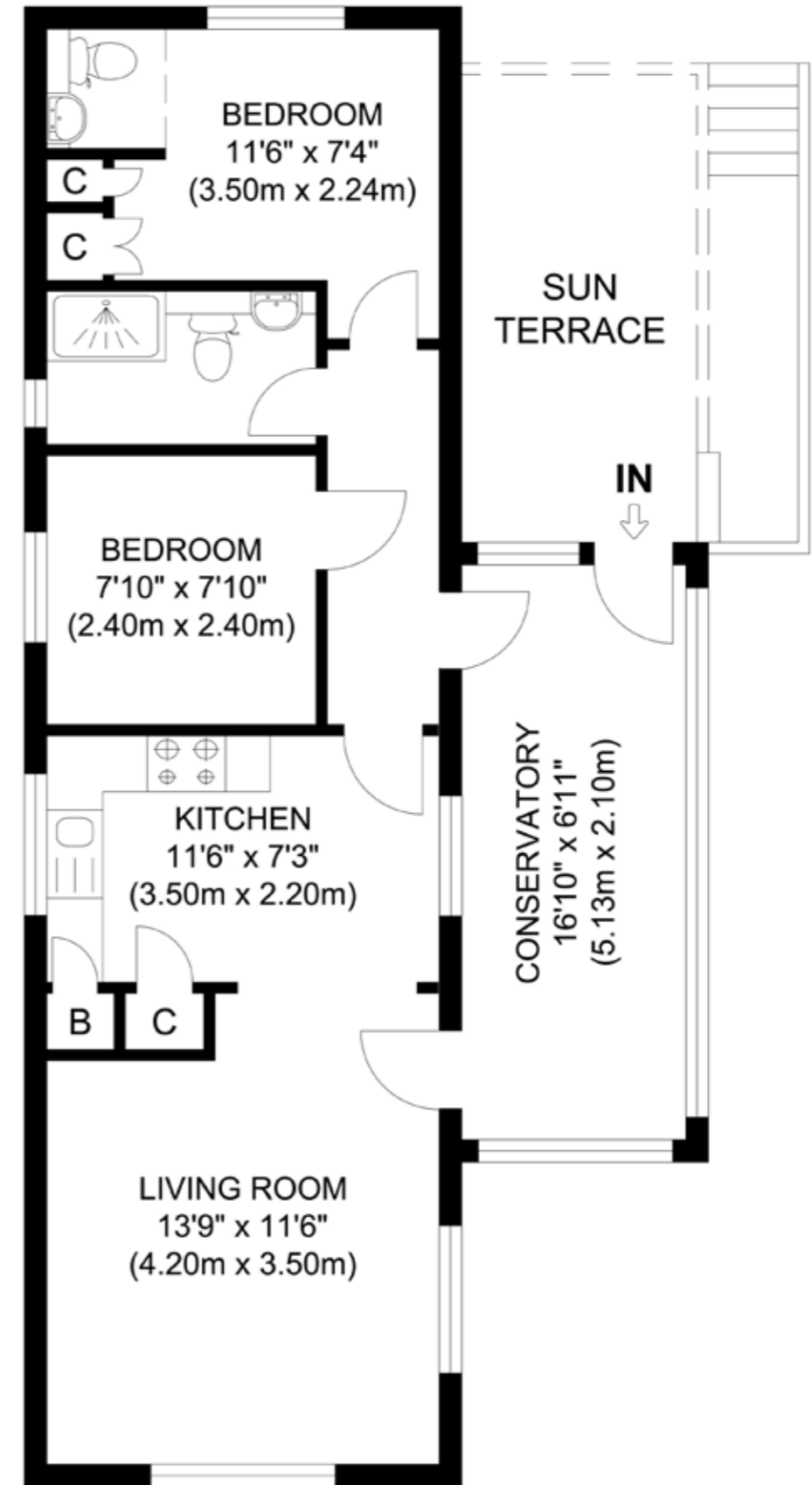
When you're this close to the sea, the outside is key and this home-from-home has two decking areas to make the most of the sun at different times of the day, and the enclosed garden has a gate out to the sea front.



A gravel driveway leads to ample parking space and an area for the children to play. There is also a touring caravan which comes with the property, offering additional accommodation.



The owners have lovingly cared for 55a North Beach. It benefits from having central heating and UPVC double glazing and is waiting for someone else to make this their much-loved home-from-home, in an arguably unrivalled position in this ever-popular seaside destination.



TOTAL APPROX FLOOR AREA 603.85 SQ.FT. (56.10 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.

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ALL THE REASONS

# Heacham

IS THE PLACE TO CALL HOME



Who wouldn't want a place by the sea? Although it's in Heacham, 55a North Beach is so close to Hunstanton that it enjoys

the best of both worlds. Heacham has long been popular with local families, thanks to a thriving primary and junior school, and there's a diverse blend of pretty period carrstone cottages and newer additions. It is well-served by two supermarkets, a Post Office, electrical store, chemist, GP surgery and gym, along with an alternative health clinic.

Spending time outside is part of everyday life here – it could be why so many of us become dog owners to enjoy a daily walk or two. Indulge your love of the great outdoors further with a bike ride or a round of golf at Heacham Manor. Alternatively, slow the pace with an easy walk to one of the village's two beaches where you will find a sandy spot to enjoy one of west Norfolk's legendary sunsets.

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.

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.

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.

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, 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, or unwind at the bar.

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



“It's fantastic to walk along the sea front between Heacham and Hunstanton.”

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## SERVICES CONNECTED

Mains water. Calor gas central heating.

## COUNCIL TAX

To be confirmed.

## ENERGY EFFICIENCY RATING

F. Ref:- 0807-4026-2000-1091-0222

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

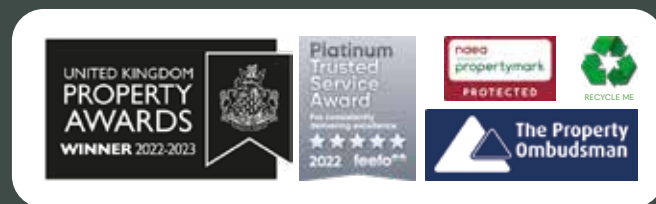
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## AGENT'S NOTE

This property has April to October occupancy.

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