



THE STORY OF

66 Northgate

Hunstanton, Norfolk

SOWERBYS

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66 Northgate

Hunstanton, Norfolk
PE36 6DS

No Onwards Chain

Victorian-Style Property

Sea Views

Walking Distance to Beach

Self-Contained Annexe

Six Bedrooms

Three En-Suites

Large Double Garage

SOWERBYS HUNSTANTON OFFICE

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“Our kitchen has been a really good entertaining space for us.”

Imagine waking up every day and being greeted by the sights and sounds of the sea from your own bedroom. This dream can become a reality at 66 Northgate, a beautiful Victorian property perfectly positioned to enjoy such delights.

With its large rooms and versatile accommodation spread across three floors, this home is ideal for families. Additionally, it features a self-contained annexe with its own entrance - adding something a little extra to this seaside home.

As a character property, 66 Northgate boasts a wealth of charming features including high ceilings, feature fireplaces, and bay windows.

Upon entering the home, you'll be welcomed by a lovely barn-style door which opens to reveal a warm and inviting interior. To the right of the hallway, you'll find a cosy lounge with a bay window, while further along is a modern and stylish kitchen dining room, perfect for hosting gatherings with loved ones. There is also a convenient utility room and a downstairs WC.



“A spacious, warm and homely place to live.”



The ground floor annexe provides an excellent space for multi-generational living, though it could also be a good income generator through holiday lets by the sea. It includes a kitchen, lounge, bedroom, shower room, and has its own private entrance from the home.



Moving to the first floor, you'll discover three well-proportioned bedrooms, two of which have en-suite facilities. The principal bedroom is particularly generous in size and features a separate dressing room and en-suite shower room. The room's bay window offers a fantastic wide view of the sea, creating an ideal spot for watching the sunset. Completing the first floor is a modern family bathroom. On the top floor, there are two additional bedrooms and an en-suite shower room, once again providing breathtaking sunset sea views.



The property benefits from vehicular access to the rear, where you'll find a grassed garden with a patio area. Notably, a stand-out feature of 66 Northgate is its large double garage at the rear, equipped with a pit for mechanics and a second floor, built to regulations. This additional space can be utilised for storage, office space, or even converted into another annexe, subject to planning permission.



66 Northgate is a warm and homely property which would make any homeowner proud. With its versatile accommodation and proximity to the beautiful coastline, it offers a relaxing and enjoyable seaside lifestyle.

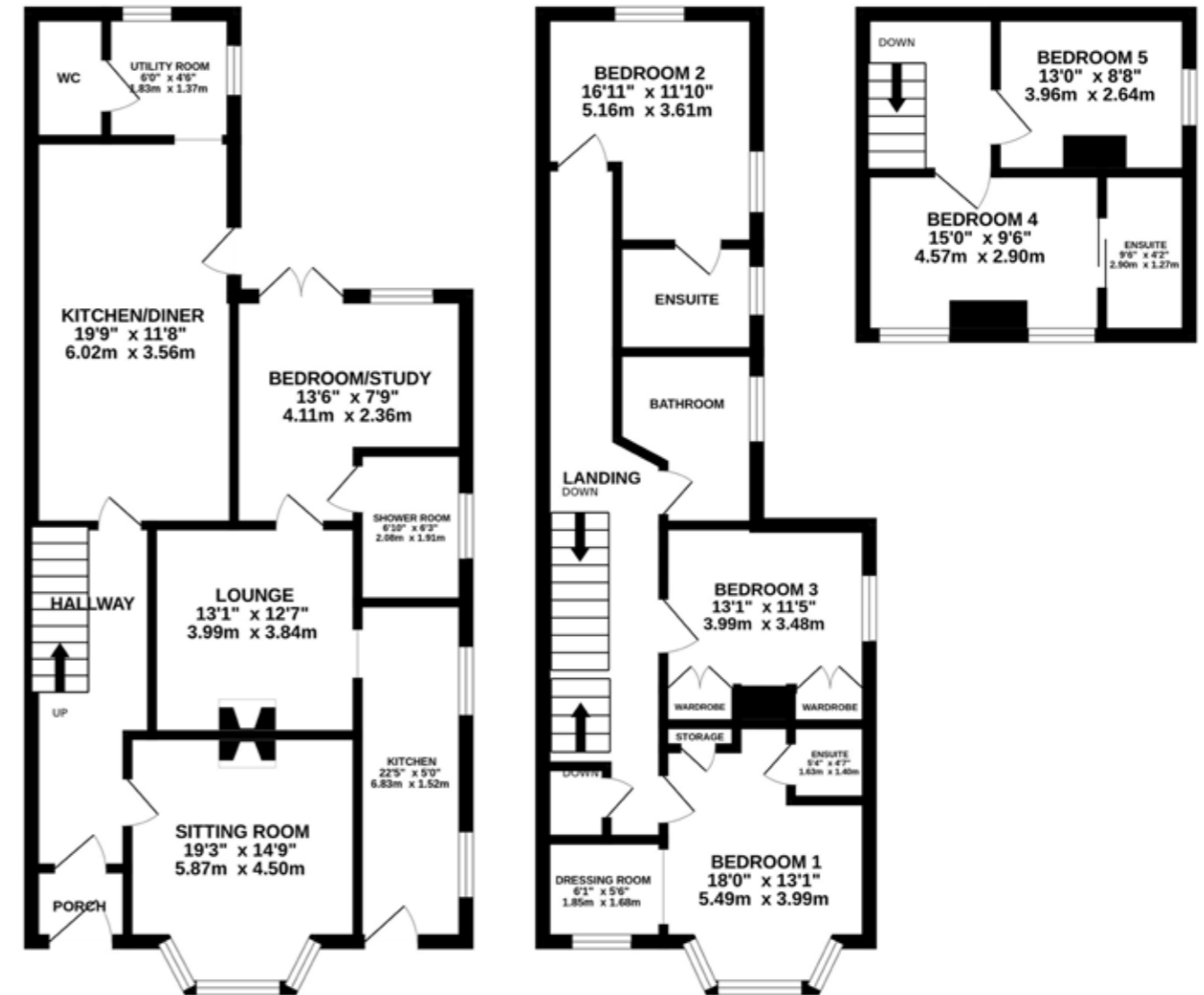




GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.

2ND FLOOR
158 sq.ft. (14.7 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.6 sq.m.) approx.

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 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 the Vendor



“Our location has been a great factor in living here. The beach nearby offers a great places for a walk.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 8700-2927-6629-2126-4953

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: ///unzipped.tests.protects

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SOWERBYS



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