



THE STORY OF

# 2 Fulmar Gardens

*Hunstanton, Norfolk*

**SOWERBYS**



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## 2 Fulmar Gardens

Hunstanton, Norfolk  
PE36 5NJ



Two Bedroom Bungalow, Immaculate Condition Throughout

Two Off-Street Parking Spaces

Patio Doors which Lead to Garden

Close Proximity to Beach and Town Centre

No Onward Chain



2 Fulmar Gardens is a beautifully presented bungalow, built approximately two years ago. This property sits on the edge of the popular Victorian seaside town of Hunstanton, and has a walkable cut through to the beach, town centre and supermarket.

The façade of this home is carrstone, a local material which gives the property both character and charm. Once inside the warm and welcoming home you get a sense of light and space throughout. The house comprises two double bedrooms, a good-sized living room with patio doors to the rear, modern kitchen/breakfast room which has all white goods included

and finally a family bathroom.

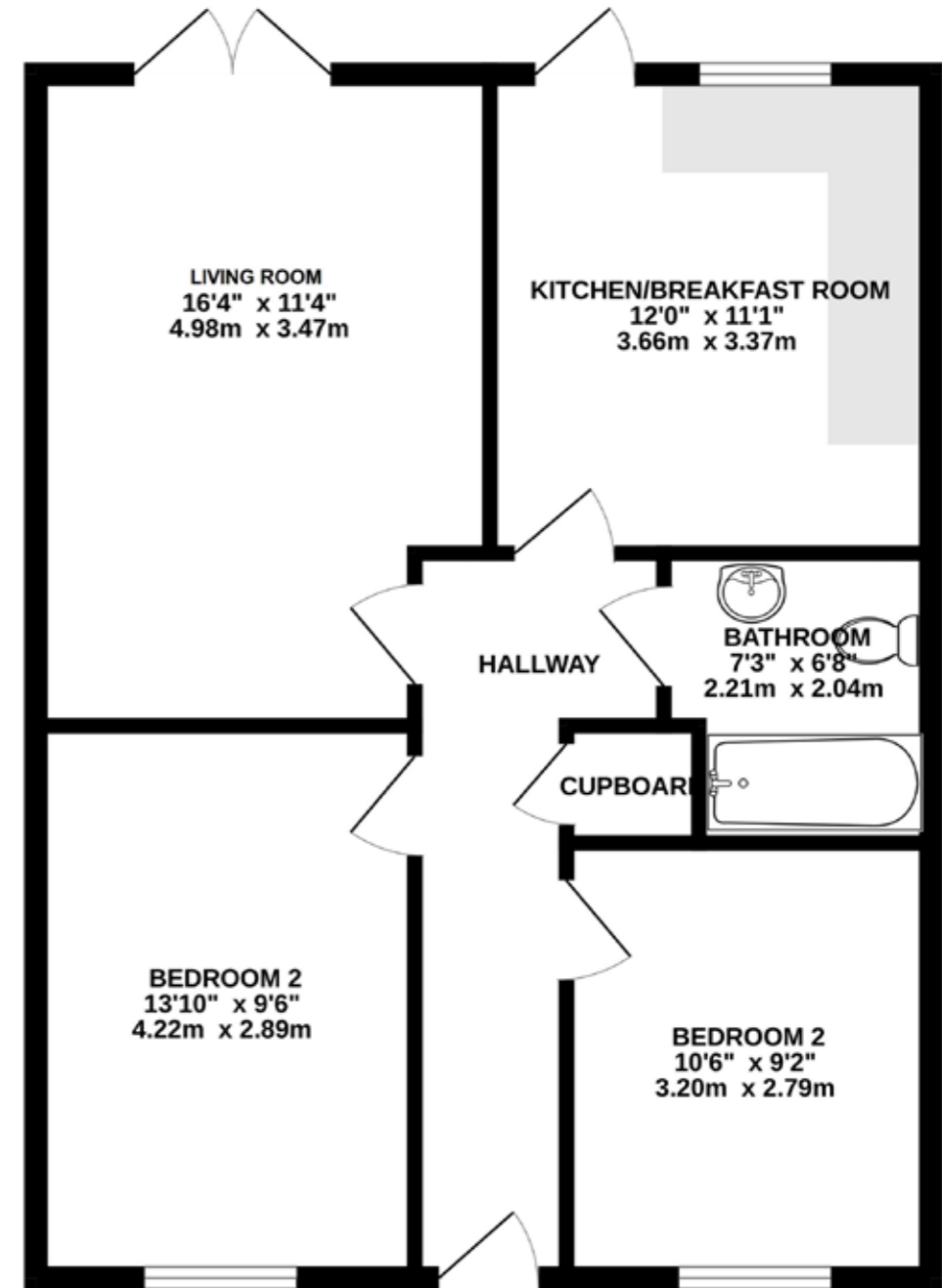
The rear garden is mainly lawn with a patio area that can be accessed from both the living room and the kitchen, making this a great area to entertain guests whilst cooking. There is also a handy shed for garden tools and buckets and spades as well as a rear gate that leads to the off-street parking area.

Whether you are looking for a retirement bungalow by the sea, second home or an ideal retreat, 2 Fulmar Gardens could be the perfect home for you and ready for you to move straight into with ease.

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**GROUND FLOOR**  
677 sq.ft. (62.9 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 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



2 Fulmar Gardens.

“This home has been our second home for two years, it has been a relaxing and low maintenance space for us.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, drainage and gas central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

B. Ref:- 0368-3851-7536-2200-8875

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: ///regulator.apartment.mailer

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# SOWERBYS



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