



THE STORY OF

85 South Beach Road

Hunstanton, Norfolk

SOWERBYS

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85 South Beach Road

Hunstanton, Norfolk,
PE36 5BA

Large Detached House

Seafront Location

Versatile Accommodation

Four Double Bedrooms

Balconies to Front and Rear

Large Front to Back Garage

Incredible Views

Well Thought-Out Accommodation

Additional Two Bedroom Annexe

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“The house has been the perfect place to relax and unwind with family and friends...”

On South Beach Road, the serene beauty of the sea meets modern sophistication in Number 85, where this contemporary masterpiece harmoniously blends a laid-back coastal lifestyle with the convenience of modern amenities.

Designed and built by the current owners, the property embraces the concept of open-plan accommodation,

whilst taking full advantage of its seafront setting and beautiful views.

The ground floor space fulfills a practical need - with an office, storage space and a WC and utility room, as well as direct access out to the rear garden, and into the garage.



On the first floor there are four large double bedrooms, each benefiting from access onto one of the two balconies, which allow unbelievable views to the front and rear. There are two beautifully appointed shower rooms on this level and a workstation on the landing to save going up to the kitchen.

The open-plan accommodation on the second floor makes for a wonderful space to relax with family or to party with guests. The light and airy kitchen is finished beautifully and has its own balcony which looks out over the rooftops of the town. The kitchen seamlessly blends with the sitting room, where you will find a further balcony, making the perfect spot to take in Hunstanton's famous sunsets over the sea.



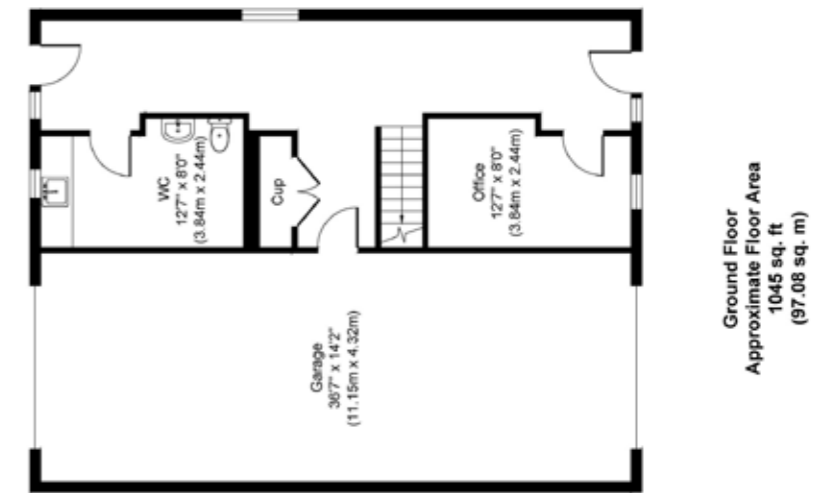
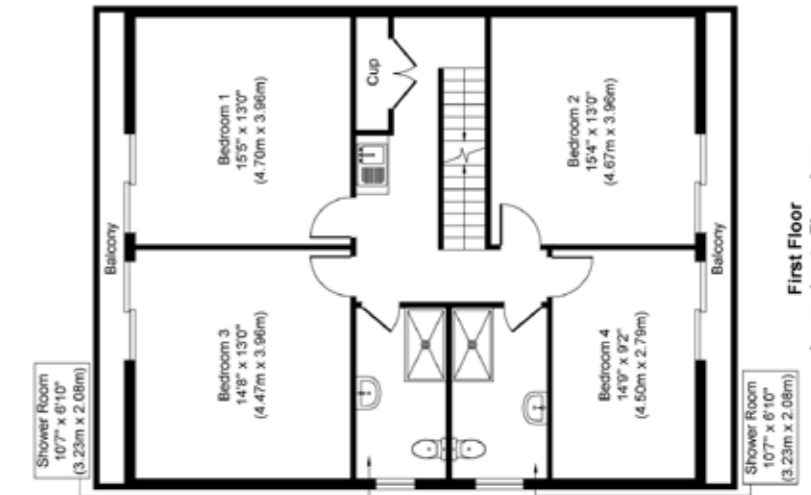
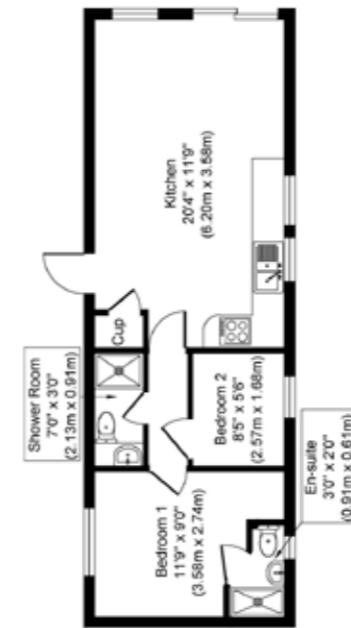
But this coastal lifestyle is not just about gazing at the sea; it's about actively engaging with it. With ample space to store boats and watercraft in the drive-through garage, you can effortlessly access the shimmering waters whenever the mood strikes. There is also ample parking to the front, with a gate leading down the side with space to bring vehicles or boats to the rear.

“The sea views from the balconies are just wonderful.”

The rear garden offers a great space for animals or children to play, and for adults to relax with friends and barbecue. A separate, self-contained annexe to the rear offers two further bedrooms and bathrooms, and an open-plan lounge/kitchen perfect space for people to stay in or room for children to have their own area.

In this modern home you'll find the perfect synthesis of contemporary design, natural beauty, and coastal living. It's a place where the sea becomes an integral part of your everyday life, inspiring a sense of serenity and adventure, and offering a truly extraordinary way of living.





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 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 Sowerbys



Hunstanton Beach

“Being so close to the beach makes it very easy to enjoyed the coastal lifestyle..”

SOWERBYS



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 9263-3808-7602-9898-6885

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: ///narrating.positions.bouncing

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