



THE STORY OF

4 Church Street

Hunstanton, Norfolk

SOWERBYS

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4 Church Street

Hunstanton, Norfolk
PE36 5HB

Character Home

Three Reception Rooms

Six Bedrooms

Two Bathrooms

Separate WC

Enclosed Rear Garden

Off-Road Parking

Excellent Location

Successful Holiday Let

No Upward Chain

SOWERBYS HUNSTANTON OFFICE

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“A home with lots of character,
it feels bright, airy and spacious.”

Located just minutes from the seafront and with the town centre right at your doorstep, this home boasts an exceptional location, perfectly suited to be your main home or a weekend retreat.

Step inside and you'll find a welcoming sitting room, perfect for unwinding in the evenings. The room is bathed in natural light thanks to its generous bay window, and it features an inviting open fire and beautifully stripped floorboards.

Additionally, a separate dining room awaits, ideal for hosting special occasions, with convenient access to the rear through its doors.

The spacious kitchen is an excellent spot to relax with friends, and the property also offers a generous sun-room with doors leading to the rear garden.

Completing the ground floor is a family shower room, perfect for rinsing off after a day at the beach.



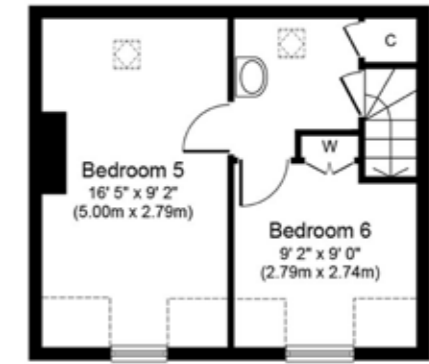


Ascend to the first floor, where you'll discover four bedrooms and a family bathroom. As a bonus, there are two more bedrooms on the second floor, along with a convenient WC.

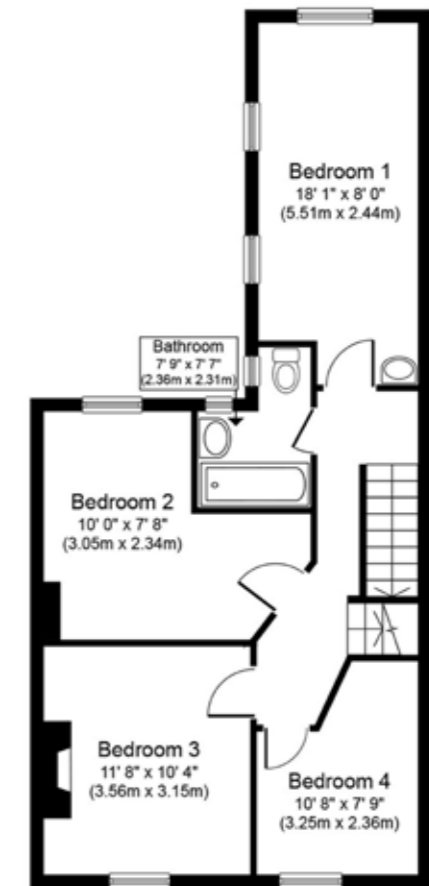
Outside, a small front garden is shielded by hedging, providing privacy, whilst the rear garden is predominantly designed for low maintenance. It features an appealing seating area—a perfect space for socialising with friends. A gate leads to the rear lane, granting access for parking - a great commodity to have in this popular town.



Ground Floor
Approximate Floor Area
828 sq. ft.
(77.0 sq. m.)



Second Floor
Approximate Floor Area
307 sq. ft.
(28.5 sq. m.)



First Floor
Approximate Floor Area
570 sq.ft.
(52.9 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 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



“Our sellers have loved walking along the beach towards Old Hunstanton - and you can see why.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 9817-3021-6000-0991-9226

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: ///files.swims.finger

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SOWERBYS



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