



S

THE STORY OF

12 Avenue Road

Hunstanton, Norfolk

SOWERBYS



S

12 Avenue Road

Hunstanton, Norfolk
PE36 5BW

Large Home with Two Reception Rooms
and Close to the Seaside

Kitchen/Diner, Dining room and Separate Utility Room

Six Spacious Bedrooms

Enclosed Rear Garden

Successful Holiday Let

No Onward Chain

Nestled tranquilly along a serene road, in close proximity to the town centre and a mere stroll from the captivating seafront, lies the distinguished residence of 12 Avenue Road. This expansive family home, complete with off-road parking, presents an idyllic setting for permanent residency or a delightful weekend retreat.

The grandeur of this home is immediately evident upon entering its vast sitting room - a perfect haven for family gatherings. Enhanced by lofty ceilings and a bay window, the room is bathed in natural light, creating an inviting and airy atmosphere.

The formal dining room, a haven for special occasions, graciously accommodates the

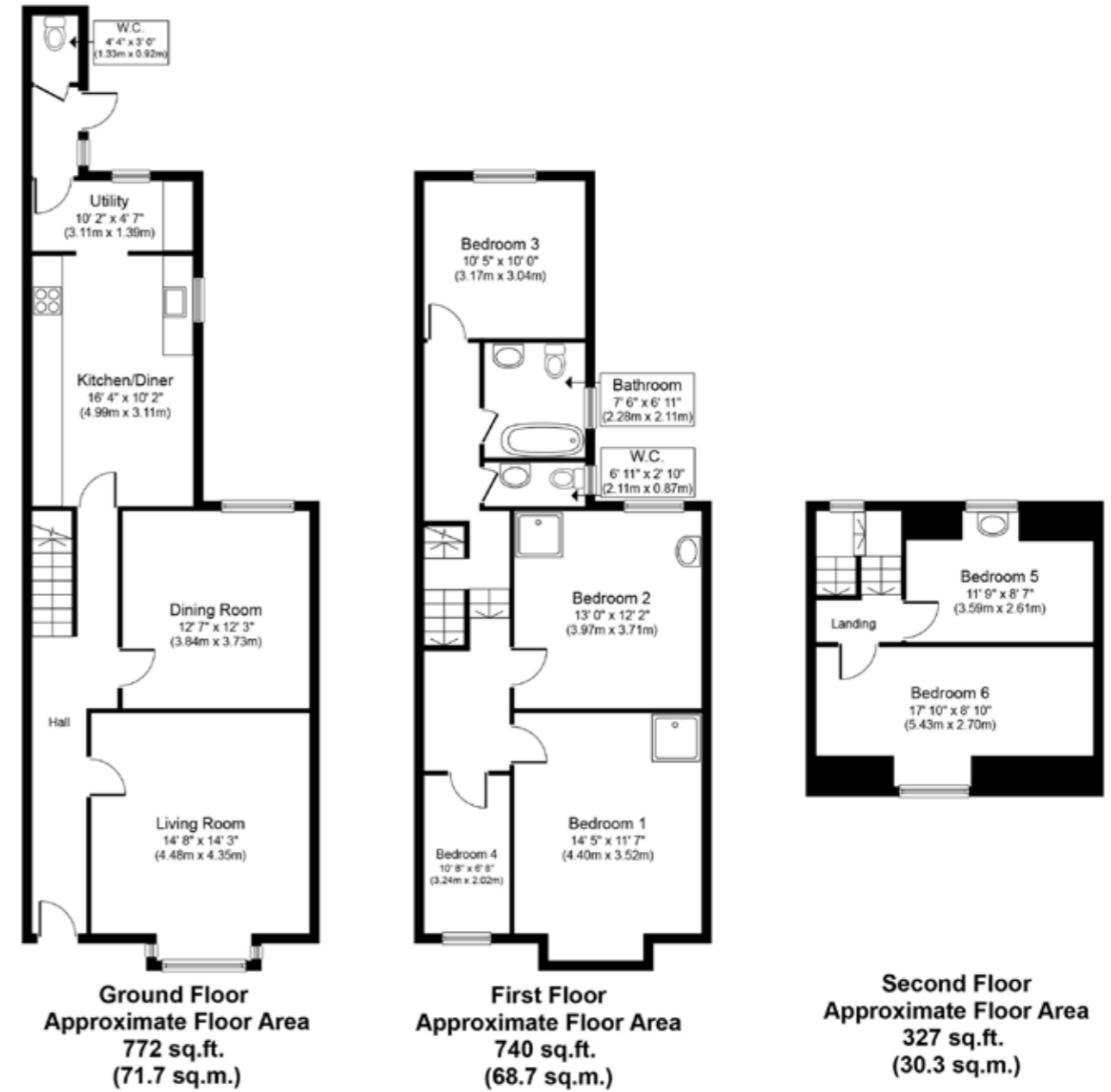
family's joyous celebrations and provides ample space for a growing family to thrive. Transitioning seamlessly, the spacious kitchen diner, a cherished domain of the current owners, has played host to lively gatherings of family and friends alike.

Adding to the practicality of the home, a separate utility room and WC contribute to its functional design.

Ascend to the first floor, where four bedrooms await. The two larger ones boast private shower cubicles, offering a touch of luxury, while a separate bathroom and an additional WC cater to the residents' comfort. The second floor unveils two more bedrooms, providing flexibility in spatial usage.

SOWERBYS HUNSTANTON OFFICE
01485 533666
hunstanton@sowerbys.com

Outside, a private oasis awaits in the form of an enclosed rear garden, offering tranquillity and seclusion. Meanwhile, the convenience of off-road parking adds a practical touch to this exceptional residence. In every aspect, 12 Avenue Road stands as a testament to familial comfort, style, and the promise of creating lasting memories.



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 the Vendor



“This has been a successful holiday let for us; the seafront is just steps away and is lovely for long strolls.”

THE VENDOR



SERVICES CONNECTED

Mains water electricity, gas and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:-2025-3030-4201-4827-4200

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: ///claspig.flatten.lizard

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL